

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
February 09, 2011
4:00 P.M.**

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – November 10, 2010, pp. 2-4

III. **OLD BUSINESS**

10-TV-98 **1000 S. Basswood North Circle**, Basswood Apartments. Request an extension of time to complete repairs. Previously heard November 10, 2010. pp. 5-27

IV. **NEW BUSINESS**

11-TV-14 **419, 443, 453, 459, 461, 517, 522, 524, 525, 530, 531, 534, 538, 542, 543, 545, 546, 548, 551, 554, 555 and 567 W. Hoosier Court Avenue**, Marquette Management, Inc. Request an extension of time to complete repairs. pp. 28-213

11-TV-15 **582 E. Graham Place**, Muhammad Rana. Request an extension of time to complete repairs. pp. 214-220

11-TV-16 [WITHDRAWN] **208 N. Fairview Street**, Barbara McKinney. Request an extension of time to complete repairs.

11-V-17 [WITHDRAWN] **902 W. Country Club Drive**, Rick Lykins, Request a modification or exception to the Property Maintenance Code.

11-TV-18 **920 S. Manor Road**, Mark Moseman, Request an extension of time to complete repairs. pp. 221-225

11-TV-19 **3711 W. Parkview Drive**, Jeanne Walters Real Estate. Request an extension of time to complete repairs. pp. 226-231

11-TV-21 **1429 S. Washington Street**, Michael O'Connor. Request an extension of time to complete repairs. pp. 232-271

11-AA-22 **1200 N. Washington Street**, Mark Webb. Request relief from an administrative decision. pp. 272-279

11-TV-23 **700-864 S. Clarizz Boulevard**, Abodes, Inc. Request an extension of time to complete repairs. pp. 280-288

V. **GENERAL DISCUSSION**

BHQA Consent agenda memo pp. 289-290

Proposed Amendment to BHQA By-Laws, Consent Agenda p. 291

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

SUMMARY

B.H.Q.A. MEETING OF NOVEMBER 10, 2010

MEMBERS PRESENT: Sandi Cole, Kris Floyd, Elizabeth Gallman, Susie Hamilton, Nikki Johnson, Justin Polston, Ryan Stauser

STAFF PRESENT: Lisa Abbott, Daniel Bixler, Robert Hoole, Maria McCormick, Norman Mosier, Sean Person, Jo Stong (HAND), Patty Mulvihill (Legal)

OTHERS PRESENT: Cynthia Brubaker (Middle Way House), Judith Granbois (Deer Task Force), Chris Hawes (Mallory Hawes, LLC), Sheri Hillenburg (Elkins Apartments), Doug Horn (MCAA), Dan New, Gale Ray (Colonial Crest Apartments), Dan Watson (Watson Home Improvement), Sue Zabriskie (320 W. Dodds Street)

II. PETITIONS

320 W. Dodds Street, Susan Zabriskie, 10-AA-96. The petitioner, Susan Zabriskie, was present to request relief from an administrative decision concerning designation as a rental property. Staff recommendation was to grant the request as long as Christian Zabriskie resides at the property. Cole made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 7-0. The request is granted.

703 W. Gourley Pike, Colonial Crest, 10-TV-68. The petitioners, Gale Ray and Dan New, were present to request an extension of time to complete repairs. This had been previously heard on July 14, 2010 and granted an extension of time to July 31, 2010 for (1) all smoke detector and fire extinguisher repair/replacement, and repair of the broken window in Apartment 42, and (2) an October 14, 2010 deadline for all other violations. Staff recommendation was to grant the request with the conditions that the ground conductor for electrical service at unit 189 be properly reconnected and reinspected no later than November 17, 2010 and all other items be completed and reinspected no later than January 25, 2011. Floyd made a motion to grant the request with a March 1, 2011 deadline in place of the recommended January 25, 2011 deadline. Cole seconded. Motion passed, 7-0. Request granted.

504 E. 9th Street, Terry & Janice Elkins, 10-TV-106. The petitioner, Sherri Hillenburg, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 10, 2010 deadline and deny the request to waive BHQA fee. Gallman made a motion to grant the request with a March 1, 2011 deadline. Cole seconded. Floyd made a friendly amendment to grant the request to waive the fee. Gallman seconded. Amendment passed, 7-0. Motion passed, 7-0. Request granted.

508 E. 14th Street, Terry & Janice Elkins, 10-TV-107. The petitioner, Sherri Hillenburg, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 10, 2010 deadline and deny the request to waive BHQA fee. Cole made a motion to grant the request with a March 1, 2011 deadline and waive the fee. Floyd seconded. Motion passed, 7-0. Request granted.

204 N. Walnut Street, Mallory Hawes, LLC, 10-TV-99. The petitioner, Christopher Hawes, was present to request an extension of time to complete repairs. The petitioner asked for an extension of time to complete repairs on the windows. The windows were not part of the request on the appeal application form filled out by the petitioner. Staff recommendation was to deny the request for extension of time and set a November 12, 2010 deadline for completion of repairs on the windows. Floyd made a motion to grant the request for extension of time to complete repairs on the windows with a January 12, 2011 deadline. Gallman seconded. Motion passed, 7-0. Request granted. The items specified on the application were then to be raised at the General Discussion per the request of the petitioner.

320 S. Washington Street, Middle Way House, Inc., 10-TV-105. The petitioner, Cynthia Brubaker, was present to request an extension of time to complete repairs. Lisa Abbott, director of H.A.N.D., noted in the interest of full disclosure, the property has H.A.N.D. funds invested in it from the affordable housing component of the department, including funds specifically designated for the elevators in question for the extension of time. Staff recommendation was to grant the request for extension of time with a May 10, 2011 deadline. Cole made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 7-0. Request granted.

121 N. Glenwood Avenue West, Baker Sammender, 10-TV-97. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 10, 2010 deadline. Floyd made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 7-0. Request granted.

1000 S. Basswood North Circle, Basswood Apartments, 10-TV-98. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 31, 2010 deadline. Floyd made a motion to grant the request per staff recommendation. Strauser seconded. Motion passed, 7-0. Request granted.

2567-71 S. Addisyn Lane, Trina Starnes, 10-TV-100. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a January 15, 2011 deadline only for the windows. Gallman made a motion to grant the request per staff recommendation. Cole seconded. Motion passed, 7-0. Request granted.

718 W. Dodds Street, Vicky Holdeman, 10-V-101. The petitioner was not present to request a modification or exception to the Housing Property Maintenance Code concerning bedroom size. Staff recommendation was to table this item until the next meeting. Floyd made a motion to table. Cole seconded. Motion passed, 7-0. Request tabled until the December 2010 meeting.

2470 S. Brittany Lane, R. Michael Peek, 10-TV-102. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a January 10, 2011 deadline. Floyd made a motion to grant the request per staff recommendation. Cole seconded. Motion passed, 7-0. Request granted.

1202 N. Lincoln Street, HAND, 10-RV-103. The petitioner, HAND, requested rescinding the variance. The owner of the property was notified of the request. The variance is no longer needed. Staff recommendation was to grant the request. Cole made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 7-0. Request granted.

113-113 ½ S. Grant Street, Fortune Properties, 10-TV-104. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a February 10, 2011 deadline. Cole made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 7-0. Request granted.

1912 E. 3rd Street, Gi-Chae Lee, 10-AA-108. The petitioner was not present to request relief from an administrative decision concerning designation as rental property. Staff recommendation was to grant the request with the condition the Church continues to use the property for the pastor and their family to reside at the property. Gallman made a motion to grant the request per staff recommendation. Hamilton seconded. Johnson asked for clarification on the status of properties owned by religious organizations. Gallman withdrew her motion. Hamilton withdrew her second. Cole made a motion to table. Floyd seconded. Motion passed, 7-0. Request tabled until the December 2010 meeting.

422 W. Northlane Drive, Action Property Management, 10-TV-109. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a January 15, 2011 deadline only for the windows. Cole made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 7-0. Request granted.

117 N. Fairview Street, Tom Gallagher, 10-TV-110. The petitioner was not present to request an

extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 10, 2011 deadline. Cole made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 7-0. Request granted.

2582, 2590, 2595, 2598 & 2602 S. Addisyn Lane, Blackwell Rentals, 10-TV-111. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a January 15, 2011 deadline only for the windows. Cole made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 7-0. Request granted.

III. GENERAL DISCUSSION

Next meeting will require a vote on the election of officers for 2011.

IV. PUBLIC COMMENT

204 N. Walnut Street, Mallory Hawes. Concerning a solution to compliance for bedrooms in property. Christopher Hawes, owner, was asking for a solution to allow compliance of rooms in property to be used as bedrooms. He has owned the property for 10 years and has installed fire escapes to resolve the issue. Lisa Abbott stated that there is a 1986 memo from the State Building Department stating these rooms cannot be used as bedrooms or for sleeping purposes. Every permit issued by H.A.N.D. for this property has had this stated on it. H.A.N.D. cannot comply the rooms. The recourse for the petitioner is to apply to the state for a variance or receive permission from the state to use the rooms as bedrooms or for sleeping purposes. City can't grant compliance unless the State allows it.

V. ADJOURNMENT

Cole made a motion to adjourn. Gallman seconded. Motion passed, unanimously. Meeting adjourned at 5:20 PM.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 10-TV-98 (old)

Address: 1000 Basswood Circle

Petitioner: Scott May-Basswood Apartments

Inspector: Mosier/Person

Staff Report: 26 July 2010 - Cycle Inspection conducted
22 September 2010 – Received BHQA Appeal
22 December 2010 – Received New Appeal (additional extension of time)
03 March 2011 – Scheduled interior re-inspection

It was noted during the cycle inspection that several buildings have missing shingles, fascia boards and trim. Repair or replacement of deteriorated or loose handrails on second level balconies was required. Some structural repairs of balconies on the 2nd level were also cited along with the removal of dead trees, in addition to the interior violations. The petitioner is requesting an extension of time to complete these repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Indiana Legal Department for further action including the possibility of fines.

Compliance Deadline: March 31, 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report.



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
DEC 22 2010

BY: _____

Petitioner's Name:

Basswood Apartments / Alexia C. Hamric

Property Manager

Petitioner's Address & Phone Number:

1000 Basswood Circle

Owner's Name:

Scott S. May

Owner's Address & Phone Number:

1000 Basswood Circle

Address of Property:

1000 Basswood Circle

Occupant(s) Name(s):

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- Specify the items that need the extension of time to complete
- Explain why the extension is needed
- Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- Specify the code reference number you are appealing
- Detail why you are requesting the variance
- Specify the modifications and/or alterations you are suggesting



C. Relief from an administrative decision. (Petition type: AA)

- Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- Detail the existing variance
- Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature:

Alexia C. Hamric

Name (print):

ALEXIA C. HAMRIC

Petition Number:

10-TV-98 (OLD)

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

also write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.) under old business

I would like to request an extension of time to complete repairs. We have completed numerous repairs inside our units and on the exterior but would like to request more time due to weather and monthly turn overs and service. I feel we should need no more than 10 days to complete all necessary repairs. Due to our monthly turnover, service requests, snow removal, weather, and other factors we have just not been able to complete all necessary repairs. We still have some outside repairs to complete that have been held up due to weather. Thank you very much for your consideration.

nature: Alvin C. Hamme Date: 12-22-10



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4493

OWNERS

**MAY, SCOTT G.
701 SUMMITVIEW PLACE
BLOOMINGTON, IN 47401**

AGENT

**BASSWOOD, LLC
1000 BASSWOOD CIRCLE
BLOOMINGTON IN 47403**

**Prop. Location: 1000 S BASSWOOD CIR
Date Inspected: 07/26/2010
Inspectors: Mosier/Person
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2**

**Number of Units/Structures: 240 / 10
Number of Bedrooms: 1 & 2
Max # of Occupants: 2 & 4
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Maint. Garage**

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.**
- 🏠 Only Units/Rooms with violations shall be listed on this report.**

GENERAL STATEMENTS:

Egress window dimensions are as follows:

**Existing Egress Window Measurements: Single hung: Const. Yr. - 1990
Height: 26 inches
Width: 32 inches
Sill Height: 24 inches
Openable Area: 5.77 sq. ft.**

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

GENERAL STATEMENTS – (Continued)

Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2

Repair all A/C quick disconnect couplings at base of quick disconnect box. PM-605.1

INTERIOR:

BLDG # 1

Unit 1434

Bathroom:

Repair or replace exhaust fan so that it functions as intended, loud. PM-603.1

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Unit 1436

Living Room:

Repair the broken handle on the sliding glass door. PM-303.15

Unit 1446

Balcony:

Replace the deteriorated siding on the wall of the storage shed. PM-303.6

Unit 1442

Bathroom:

Determine the source and eliminate the water leak, under the sink. PM-504.1

Unit 1416

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Laundry Closet:

Connect the dryer exhaust so that it vents to the exterior of the building envelope. PM-403.5

Unit 1430

Kitchen:

Repair the garbage disposal to function as intended, stuck. PM-603.1

Unit 1424

Kitchen:

Mount the fire extinguisher on the wall. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1406

Bathroom:

Properly repair the sink drain to function as intended, slow. PM-504.1

Unit 1412

Bathroom:

Properly repair the sink drain to function as intended, slow. PM-504.1

Unit 1410

Living Room:

Repair the sliding glass door to open easily. PM-303.15

Kitchen:

Mount the fire extinguisher on the wall. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1408

Bathroom:

Determine the source and eliminate the water leak, under the sink. PM-504.1

BLDG # 3

Unit 1300

Hall Bath:

Determine the source and eliminate the water leak, under the sink. PM-504.1

Unit 1304

Master Bath:

Replace the defective GFCI, won't trip. PM-605.1

Unit 1306

Master Bath:

Properly repair the sink drain to function as intended, slow. PM-504.1

Unit 1310

Bathroom:

Determine the source and eliminate the water leak, under the sink. PM-504.1

Unit 1308**Bathroom:**

Clean and service the exhaust fan so that it functions as intended. PM-603.1

Water Heater Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Unit 1312**Kitchen:**

Replace the defective GFCI to the left of the sink. PM-605.1

Common Hallway:

Replace the damaged interior door on the second level, west end of hallway. PM-304.6

Unit 1322**Bathroom:**

Replace the loud exhaust fan. PM-603.1

Secure the toilet to its mountings. PM-504.1

2nd Bedroom:

Replace the damaged door. PM-304.6

Unit 1320**Balcony:**

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Bathroom:

Properly repair the toilet not to run constantly. PM-504.1

Unit 1318**Living Room:**

Replace the missing protective cover for the light fixture. PM-605.1

Kitchen:

Tighten both of the loose GFCI receptacles, to the left and right of the sink. PM-605.1

1st Bedroom:

Replace the defective receptacle on the north wall. PM-605.1

Unit 1316

1st Bedroom:

Repair the window to unlatch properly, latches are stiff, difficult to open. PM-303.13.2

Unit 1326

Hallway:

Repair/replace the worn carpet. PM-304.3

Water Heater Closet:

Re-attach the loose vent cover on the door. PM-304.6

Master Bath:

Properly repair the sink drain to function as intended, slow. PM-504.1

Hall bath:

Properly repair the sink drain to function as intended, slow. PM-504.1

Unit 1324

Kitchen:

Replace the defective GFCI to the right of the sink, won't trip. PM-605.1

Hall Bath:

Repair/replace the loud exhaust fan. PM-603.1

Properly repair or replace loose, curled, damaged, or missing floor covering. PM-304.4

Unit 1330

Kitchen:

Replace the defective GFCI to the right of the sink, won't trip. PM-605.1

BLDG # 7

UNIT 1105 – TENANT VIOLATION – HOUSEKEEPING

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. PM-304.1.

TENANT VIOLATION:

- ☞ Reduce the amount of clutter to an average and manageable amount for a single adult. PM-304.1
- ☞ A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. PM-702.1

- ☞ Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. PM-504.1
- ☞ Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Property Maintenance Code. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. PM-104.4
- ☞ Clean and sanitize entire unit. PM-304.1

Remove all stains splattered on walls, pick up clutter, sweep and mop floors, clean and sanitize carpet extensively.

Kitchen:

Repair the loose faucet handle. PM-504.1

Water Heater Closet:

Replace the missing doorknob. PM-304.6

Master Bedroom:

Replace the damaged trim inside the doorway. PM-304.6

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, south wall. PM-304.3

Unit 1107

Master Bath:

Properly repair the sink to function as intended, slow. PM-504.1

Unit 1103

Living Room:

Repair the sliding glass door to open easily. PM-303.15

Master Bath:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, south wall. PM-304.3

Hall Bath:

Replace the broken light switches. PM-605.1

Properly repair the sink to function as intended, slow. PM-504.1

Unit 1117 – Electricity is turned off at the time of cycle inspection, will check at re-inspection.
No other violations cited.

Unit 1119

Master Bath:

Tighten the loose GFCI receptacle. PM-605.1

Unit 1115

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Repair the floor of balcony, hand drive the nails that are sticking up. PM-303.10

Unit 1117

Living Room:

Repair the sliding glass door to open easily. PM-303.15

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Unit 1127

Bath:

Properly repair the sink to function as intended, slow. PM-504.1

UNIT 1129

Living Room:

Repair the sliding glass door to open easily. PM-303.15

Unit 1123

Finish the turn over of unit, will check at re-inspection.

Unit 1133

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Unit 1135

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

Unit 1151

Bath:

Properly repair the sink to function as intended, slow. PM-504.1

Unit 1143

Bath:

Repair/replace the loud exhaust fan. PM-603.1

Unit 1141

1st Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1157

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Bath:

Replace the missing sink stopper assembly. PM-504.1

Unit 1153

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Living Room:

Repair the sliding glass door to open easily. PM-303.15

BLDG 10

Unit 947

2nd Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 945

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Unit 951

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Unit 943

1st Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 941

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Unit 959

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2nd Bedroom:

Replace the missing receptacle cover plate on the south wall. PM-605.1

Unit 957

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

1st Bedroom:

Repair/replace the worn carpet. PM-304.3

2nd Bedroom:

Repair/replace the worn carpet. PM-304.3

Unit 955

Balcony:

Replace the deteriorated flooring. PM-304.4

Unit 953

Balcony:

Replace the deteriorated wood for the handrail. PM-303.12

Kitchen:

Repair/replace the non functioning garbage disposal, and install a romax connector at base of garbage disposal. PM-504.1

Unit 933 – TENANT VIOLATION- HOUSEKEEPING

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. PM-304.1.

TENANT VIOLATION:

- 🏠 Reduce the amount of clutter to an average and manageable amount for a single adult. PM-304.1
- 🏠 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. PM-702.1
- 🏠 Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. PM-504.1
- 🏠 Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Property Maintenance Code. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. PM-104.4
- 🏠 Clean and sanitize entire unit. PM-304.1

Remove all clutter, clean and sanitize carpet extensively.

Unit 935

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

BLDG # 2

Unit 1401 – No Access, dog: Will check at re-inspection.

Unit 1403

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Upper Level Common Hallway:

Repair the damaged door on the east end of hallway. PM-304.6

Unit 1415

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

Unit 1423

Bathroom:

Properly repair the sink faucet to eliminate the constant dripping. PM-504.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, adjacent to tub. PM-304.3

Unit 1425

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Unit 1427

Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1429

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Unit 1431

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1433

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Bathroom:

Replace the defective GFCI receptacle. PM-605.1

Hallway:

Provide operating power to smoke detector. PM-704.1

BLDG # 4

Unit 1333

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 1337 – TENANT VIOLATION – HOUSEKEEPING

TENANT VIOLATION:

- ☞ Reduce the amount of clutter to an average and manageable amount for a single adult. PM-304.1
- ☞ A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. PM-702.1
- ☞ Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. PM-504.1
- ☞ Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Property Maintenance Code. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. PM-104.4
- ☞ Clean and sanitize entire unit. PM-304.1

Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1341

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1349

1st Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

2nd Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1351

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

1st Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

2nd Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 1353

Kitchen:

Repair/replace the defective garbage disposal. PM-504.1

Unit 1369

Bathroom:

Properly repair the sink faucet to eliminate the constant dripping. PM-504.1

Replace the defective GFCI receptacle. PM-605.1

BLDG # 5

Unit 1301

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bedroom:

Replace the damaged door. PM- 304.6

Unit 1307

Furnace Closet:

Thoroughly clean and service the furnace and closet. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. PM-603.1

Unit 1313

Kitchen:

Properly repair the sink faucet to eliminate the constant dripping. PM-504.1

Repair/replace the defective garbage disposal. PM-504.1

Unit 1309

Kitchen:

Repair the clogged garbage disposal. PM-504.1

Unit 1317

Master Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

Unit 1319

Kitchen:

Secure the cabinets to the wall, separation. PM-304.3

Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1331

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Hallway:

Provide operating power to smoke detector. PM-704.1

Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 1329

Kitchen:

Fire extinguisher mounted too high. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than **5 feet above the floor, at the clasp**. PM-704.3.

Master Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

BLDG # 6

Unit 1203

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1209

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Unit 1219

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 1217

Once the interior painting is complete all light globes, cover plates and switch plates shall be reinstalled. PM-605.1

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1213

No Access, will check at re-inspection.

Unit 1231

Finish the turn over of unit, will check at re-inspection.

Unit 1225

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 1227

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 1233

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Hallway:

Repair/replace the worn carpet. PM-304.3

Unit 1249

Kitchen:

Provide operating power to smoke detector. PM-704.1

Unit 1255

Master Bedroom Closet:

Repair the drywall above the doorway. PM-304.3

Unit 1257

Hallway:

Replace the missing protective cover for the light fixture. PM-605.1

BLDG # 9

Unit 920

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 916

Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 900

No Access, will check at re-inspection.

Unit 906

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 914

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 932

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 944

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Unit 940

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 909

Hall Bath:

Repair the toilet not to run constantly. PM-504.1

Unit 915 – TENANT VIOLATION - HOUSEKEEPING

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. PM-304.1.

TENANT VIOLATION:

- ☞ Reduce the amount of clutter to an average and manageable amount for a single adult. PM-304.1
- ☞ A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. PM-702.1
- ☞ Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. PM-504.1
- ☞ Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Property Maintenance Code. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. PM-104.4
- ☞ Clean and sanitize entire unit. PM-304.1

Clean entire carpet extensively, deodorize, and sanitize apartment.

Water Heater Closet:

Repair/replace the inoperable water heater to function as intended. PM-504.1

Unit 913

Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 931

Bathroom:

Remove the old caulking and install new caulking around the tub. PM-504.1

Unit 900

No access, will check at re-inspection.

BLDG # 8

Unit 1047

Master Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1045

1st Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Replace the damaged door, holes. PM-304.6

Unit 1049

Bathroom:

Properly repair sink drain to function as intended, slow. PM-504.1

Unit 1041

Finish turn – over of unit. Will check at re-inspection.

Unit 1057

Bathroom:

Replace the defective exhaust fan, sticks. PM-603.1

Unit 1055

Balcony:

Replace the split band board on the balcony. PM-303.4

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Bathroom:

Properly repair the sink faucet to eliminate the constant dripping. PM-504.1

Unit 1053

Balcony:

Replace the split band board on the balcony. PM-303.4

Kitchen:

Tighten the loose GFCI receptacle. PM-605.1

Unit 1027

Bathroom:

Replace the loud exhaust fan. PM-603.1

Unit 1031

Bathroom:

Replace the defective GFCI, won't trip. PM-605.1

Unit 1023

Kitchen:

Repair the garbage disposal to function as intended, stuck. PM-504.1

Utility Closet:

Replace the torn dryer vent hose. PM-403.5

Unit 1021

Kitchen:

Tighten the loose sink faucet. PM-504.1

Unit 1033

Balcony:

Replace the deteriorated handrail. PM-303.12

Replace the deteriorated flooring. PM-304.4

Unit 1007

Hall Bath:

Replace the loud exhaust fan. PM-603.1

Unit 1009

Master Bedroom

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Master Bath:

Properly repair the faucet to eliminate the constant dripping. PM-504.1

Unit 1001

Hall Bath:

Properly repair the faucet to eliminate the constant dripping. PM-504.1

Unit 1019

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Unit 1013:

Finish turn over.

Unit 1015

Finish turn over.

EXTERIOR:

All trees on premise shall be in good health and pose no danger to persons or building. Remove the dead trees adjacent to **BLDG. 6**, one on the north end and one on the south end of structure. PM-302.4.1

Replace the missing shingles on the roof of **BLDG # 10**. PM-303.7

Replace the missing fascia trim on the west end of **BLDG. # 8**. PM-303.7

Replace the missing siding near the electrical meters, west end of **BLDG. # 8**. PM-303.6

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-14
Address: 419 - 567 W. Hoosier Court Ave.
Petitioner: Hoosier Court
Inspector: Norman Mosier
Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

Due to the high volume of requests for combinations of extensions of time to complete repairs and state variances, requests have been broken down into categories to expedite this BHQA meeting:

Request for extension of time - State Variance only:
461 & 459 Hoosier Court Ave.

Request for extension of time to complete repairs, draft stops, & state variance:
543, 545, 551, 554, 555 Hoosier Court Ave.

Requests for extension of time to complete repairs, draft stops only:
419, 443, 453, 517, 522, 524, 525, 530, 531, 534, 538, 542, 546,
548, 567 Hoosier Court Ave.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: Petitioner's Letter, BHQA Appeal, Cycle Report, Remaining Violations Report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-14
Address: 459 W. Hoosier Court Ave.
Petitioner: Hoosier Court
Inspector: Norman Mosier
Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that bedroom windows do not meet egress requirements. The Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security. Petitioner is requesting an extension of time to secure the state variance.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 property
812-330-0528 [459]
461

Petitioner's Name: Xhooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Lks, Bloomington, IN

Owner's Name: Margaret Margaret

Owner's Address & Phone Number: 175 S. Highpoint Dr. Remond, IL

Address of Property: 513 W. Gourley Lks - Xhooser Court Ave

Occupant(s) Name(s): Multiple occupants

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
- Specify the items that need the extension of time to complete
 - Explain why the extension is needed
 - Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- Specify the code reference number you are appealing
 - Detail why you are requesting the variance
 - Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
- Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
- Detail the existing variance
 - Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

Petition Number: 11-TV-14

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atticus need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

4738

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 459 W HOOSIER COURT AVE
Date Inspected: 11/15/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

STATE VARIANCE REQUIRED

This report is your notice from the Housing and Neighborhood Development (HAND) Office that it is your responsibility to apply for and secure a variance from the Indiana Fire and Building Safety Commission for any egress windows that do not meet the minimum code requirements for the time the structure was built.

A copy of the variance application to the State's Commission shall be submitted to the HAND Office. In the event the State cannot rule on your variance request within the next sixty (60) days, you will need to file for an extension of time with the Board of Housing Quality Appeals (BHQA).

Upon the State's approval of your requested variance, you shall submit a copy of that variance to HAND to be retained in your rental file.

33

Failure to apply for and/or secure the required documentation will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office on this matter. Our mailing address and telephone number are listed below.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4738

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 459 W HOOSIER COURT AVE
Date Inspected: 11/15/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

INTERIOR:

Living Room:

No violations noted.

Furnace Closet:

Thoroughly clean and service the furnace. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. PM-603.1

½ Bath:

No violations noted.

Kitchen:

Service the discharged fire extinguisher. PM-704.3

35

Deck:

No violations noted.

Laundry room:

No violations noted.

UPSTAIRS

Stairway/Hallway:

No violations noted.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1996:

Openable area required: 5.7 sq. ft. Existing area: 6.56 sq. ft.
Clear width required: 20 inches Existing width: 42"
Clear height required: 24 inches Existing height: 22.5"
Maximum sill height: 48" above finished floor Existing sill: 32.5" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bathroom:

No violations noted.

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1996:

Openable area required: 5.7 sq. ft. Existing area: 6.56 sq. ft.
Clear width required: 20 inches Existing width: 42"
Clear height required: 24 inches Existing height: 22.5"
Maximum sill height: 48" above finished floor Existing sill: 32.5" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Front Bathroom:

No violations noted.

Attic:

C Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

Crawlspace:

No violations noted.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-14
Address: 461 W. Hoosier Court Ave.
Petitioner: Hoosier Court
Inspector: Norman Mosier
Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that bedroom windows do not meet egress requirements. The Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security. Petitioner is requesting an extension of time to secure the state variance.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 548
530 551
525 551
812-330-0528
20 property
[459]
461

BY: _____

Petitioner's Name: Hooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Pk, Bloomington, IN

Owner's Name: Marguerite Mangenot

Owner's Address & Phone Number: 175 S. Highland Dr. Roseville, IL

Address of Property: 513 W. Gourley Pk - Hooser Court Ave

Occupant(s) Name(s): Multiple occupants

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
- ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
- ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
- ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

Petition Number: 11-TV-14

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atties need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

4739

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 461 W HOOSIER COURT AVE
Date Inspected: 11/15/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

STATE VARIANCE REQUIRED

This report is your notice from the Housing and Neighborhood Development (HAND) Office that it is your responsibility to apply for and secure a variance from the Indiana Fire and Building Safety Commission for any egress windows that do not meet the minimum code requirements for the time the structure was built.

A copy of the variance application to the State's Commission shall be submitted to the HAND Office. In the event the State cannot rule on your variance request within the next sixty (60) days, you will need to file for an extension of time with the Board of Housing Quality Appeals (BHQA).

Upon the State's approval of your requested variance, you shall submit a copy of that variance to HAND to be retained in your rental file.

Failure to apply for and/or secure the required documentation will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office on this matter. Our mailing address and telephone number are listed below.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4739

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 461 W HOOSIER COURT AVE
Date Inspected: 11/15/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

INTERIOR:

Living Room:

No violations noted.

Furnace Closet:

Thoroughly clean and service the furnace. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. PM-603.1

½ Bath:

No violations noted.

Kitchen:

Service the expired fire extinguisher. PM-704.3

Deck:

No violations noted.

Laundry room:

43

No violations noted.

UPSTAIRS

Stairway/Hallway:

No violations noted.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1996:

N/C
Openable area required: 5.7 sq. ft. Existing area: 6.56 sq. ft.
Clear width required: 20 inches Existing width: 42"
Clear height required: 24 inches **Existing height: 22.5"**
Maximum sill height: 48" above finished floor Existing sill: 32.5" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bathroom:

No violations noted.

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1996:

N/C
Openable area required: 5.7 sq. ft. Existing area: 6.56 sq. ft.
Clear width required: 20 inches Existing width: 42"
Clear height required: 24 inches **Existing height: 22.5"**
Maximum sill height: 48" above finished floor Existing sill: 32.5" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and*

Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Front Bathroom:

No violations noted.

Attic:

C Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

Crawlspace:

No violations noted.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 543 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 07 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report, Amended Remaining Violations Report.



**City of Bloomington
Housing and Neighborhood Development**

Amended
Remaining Violations Report

4188

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 543 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

RECEIPT
No. 23834

Received Date: 12/17/2010
Received From: Kent Reckelhoff
For Property Located at: 419 W HOOSIER COURT AVE
Amount Received: \$ 20.00
Inspection Fee: \$ 0.00
Reinspection Fee: \$ 0.00
No Show Fee: \$ 0.00
B.H.Q.A. Fine: \$ 0.00
Balance Due: \$ 0.00
Paid by: Cash
Units/Buildings: 1 / 1

Approved by the State Board of Accounts, 2004.

Thank you for your payment



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY:

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
525 551
812-330-0528

Petitioner's Name: Hoosier Court

Petitioner's Address & Phone Number: 513 W. Gourley Pk, Bloomington, IN

Owner's Name: Marquette Management Co.

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL

Address of Property: 513 W. Gourley Pk - Hoosier Court Ave.

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



- A. An extension of time to complete repairs. (Petition type: TV)
- ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested



- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting



- C. Relief from an administration decision. (Petition type: AA)
- ↳ Specify the decision being appealed and the relief you are seeking



- D. Rescind a variance. (Petition type: RV)
- ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Redelhoff

Name (print): Kent Redelhoff

11-TV-14

Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atties need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4188

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 543 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

52

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4188

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 543 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- ☞ Room dimensions are in the file or listed on the previous cycle inspection report.
- ☞ Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

Service the expired fire extinguisher. PM-704.3

Repair the garbage disposal to function as intended, stuck. PM-504.1

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

C Bathroom:

Repair the loose trim on door casing, right side. PM-304.6

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

N/C

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

N/C

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

N/C
Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 545 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 07 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report, Amended Remaining Violations Report.



**City of Bloomington
Housing and Neighborhood Development**

**Amended
Remaining Violations Report**

4852

OWNERS

**MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446**

AGENT

**RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404**

**Prop. Location: 545 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2**

**Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None**

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

58

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Existing area: 6.56 sq. ft.

Clear width required: 20 inches

Existing width: 42 inches

Clear height required: 24 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Existing area: 6.56 sq. ft.

Clear width required: 20 inches

Existing width: 42 inches

Clear height required: 24 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4852

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 545 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

60

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4852

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 545 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

BASEMENT

Bedroom:

C This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

N/C

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

N/C

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

C Rear Bathroom:

Tighten the loose GFCI receptacle. PM-605.1

N/C Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 551 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report, Amended Remaining Violations Report.



**City of Bloomington
Housing and Neighborhood Development**

**Amended
Remaining Violations Report**

4858

OWNERS

=====
MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

=====
RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 551 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

66

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

**Amended
Remaining Violations Report**

4858

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 551 W HOOSIER COURT AVE Number of Units/Structures: 1 / 1
Date Inspected: 09/07/2010 Number of Bedrooms: 3
Inspectors: Norman Mosier Max # of Occupants: 5
Primary Heat Source: Electric Foundation Type: Basement
Property Zoning: RH Attic Access: Yes
Number of Stories: 2 Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

69

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor	

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor	

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Repair the loose trim around the attic access panel. 304.3

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 property
525 551
812-330-0528

BY: _____

Petitioner's Name: Hosier Court

Petitioner's Address & Phone Number: 513 W. Gourley Pike, Bloomington, IN

Owner's Name: Marquette Mangenard

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL

Address of Property: 513 W. Gourley Pike - Hosier Court Ave.

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
- ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
- ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
- ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

Petition Number: 11-TV-14

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Attics need joints caulked, and a vacuum

on windows. Approx - 3 months March 31, 2011.

Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

DEC 02 2010

Remaining Violations Report

4858

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 551 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Repair the loose trim around the attic access panel. 304.3

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

RENTAL PERMIT INFORMATION

SEP 14 2010

Marquette Management, Inc.
175 S. Highpoint Drive
Romeoville, IL 60446

Property Location: 551 W. Hoosier Court Avenue

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by ~~NOV 14 2010~~ to schedule a reinspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

This report is issued in accordance with Section PM106.1 and PM106.2 of the Housing-Property Maintenance Code. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: Beverly Rahe

76



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4858

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 551 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

General Statement:

Repair all smoke detectors in this unit to be interconnected. PM-704.1

NOTE:

- ☞ Room dimensions are in the file or listed on the previous cycle inspection report.
- ☞ Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

Basement

Bedroom Closet:

Repair the hole in the door, or replace door. PM-304.6

77

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

N/C

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

N/C

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

C Repair the loose trim around the attic access panel. 304.3

N/C Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 554 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 07 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report, Amended Remaining Violations Report.

fa



**City of Bloomington
Housing and Neighborhood Development**

**Amended
Remaining Violations Report**

4861

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 554 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 4
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

81

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.	Existing area: 5.00 sq. ft.
Clear width required: 20 inches	Existing width: 30 inches
Clear height required: 24 inches	Existing height: 24 inches
Maximum sill height: 44" above finished floor	Existing sill: 28" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.	Existing area: 5.00 sq. ft.
Clear width required: 20 inches	Existing width: 30 inches
Clear height required: 24 inches	Existing height: 24 inches
Maximum sill height: 44" above finished floor	Existing sill: 28" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY:

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
551
812-330-0528

Petitioner's Name: Hooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Lks, Bloomington, IN
47404

Owner's Name: Marquette Management Co

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL
60446

Address of Property: 513 W. Gourley Lks - Hooser Court Ave

Occupant(s) Name(s): Multiple occupants

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 ↳ Specify the items that need the extension of time to complete
 ↳ Explain why the extension is needed
 ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 ↳ Specify the code reference number you are appealing
 ↳ Detail why you are requesting the variance
 ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 ↳ Detail the existing variance
 ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Redelhoff

Name (print): Kent Redelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atties need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

DEC 02 2010

Remaining Violations Report

4861

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 554 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 4
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

25

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4861

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 554 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 4
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

GENERAL STATEMENT:

C Replace all of the missing smoke detectors, and repair all smoke detectors in this unit to be interconnected. PM-704.1

NOTE:

- ☞ Room dimensions are in the file or listed on the previous cycle inspection report.
- ☞ Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

C **Living Room:**

Replace the missing protective cover for the light fixture. PM-605.1

C **Hallway:**

Replace the missing protective cover for the light fixture. PM-605.1

87

Kitchen:

C All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

BASEMENT

Stairway:

C Replace the missing protective cover for the light fixture. PM-605.1

Bedroom:

C Replace the missing receptacle cover plate on the west wall. PM-605.1

C This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Hallway:

C Replace the missing protective cover for the light fixture. PM-605.1

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

MC **Openable area required: 5.7 sq. ft.**

Clear width required: 20 inches

Clear height required: 24 inches

Maximum sill height: 44" above finished floor

Existing area: 5.00 sq. ft.

Existing width: 30 inches

Existing height: 24 inches

Existing sill: 28" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the **Department of Homeland Security** on the **Fire Prevention and Building Safety Commission's** web site at www.in.gov/dhs/2375.htm. Scroll down to **Downloadable Forms and Documents** and click on **Variance Application and Instructions**. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Existing area: 5.00 sq. ft.

Clear width required: 20 inches

Existing width: 30 inches

Clear height required: 24 inches

Existing height: 24 inches

Maximum sill height: 44" above finished floor Existing sill: 28" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

Repair the hole in the siding on the south wall, 2nd level. PM-303.6

Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

Replace the missing or damaged dryer vent covers on the south wall and west wall. PM-303.6

Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 555 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report, Amended Remaining Violations Report



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 555 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report, Amended Remaining Violations Report



**City of Bloomington
Housing and Neighborhood Development**

**Amended
Remaining Violations Report**

4862

OWNERS
=====

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT
=====

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 555 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Existing area: 6.56 sq. ft.

Clear width required: 20 inches

Existing width: 42 inches

Clear height required: 24 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Existing area: 6.56 sq. ft.

Clear width required: 20 inches

Existing width: 42 inches

Clear height required: 24 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY: _____

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
525 551
812-330-0528

Petitioner's Name: Xenos Court

Petitioner's Address & Phone Number: 513 W. Gourley Pk, Bloomington, IN
47404

Owner's Name: Margaret Mangano

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL
60446

Address of Property: 513 W. Gourley Pk - Xenos Court Ave

Occupant(s) Name(s): Multiple occupants

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 ↳ Specify the items that need the extension of time to complete
 ↳ Explain why the extension is needed
 ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 ↳ Specify the code reference number you are appealing
 ↳ Detail why you are requesting the variance
 ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 ↳ Detail the existing variance
 ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atties need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4862

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 555 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4862

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEIOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 555 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

C Service the expired fire extinguisher. PM-704.3

BASEMENT

Bedroom:

C This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

N/C

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

N/C

Openable area required: 5.7 sq. ft.	Existing area: 6.56 sq. ft.
Clear width required: 20 inches	Existing width: 42 inches
Clear height required: 24 inches	Existing height: 22.5 inches
Maximum sill height: 44" above finished floor	Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

N/C

N/C
Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

C Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 419 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: Petitioner's Letter, BHQA Appeal, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546
525 548
525 551
812-330-0528
20 property

BY:

Petitioner's Name: Xhooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Lk, Bloomington, IN
47404

Owner's Name: Margaret Mangenest

Owner's Address & Phone Number: 175 B. Highpoint Dr. Romeoville, IL
60446

Address of Property: 513 W. Gourley Lk - Xhooser Court Ave

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 ↳ Specify the items that need the extension of time to complete
 ↳ Explain why the extension is needed
 ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 ↳ Specify the code reference number you are appealing
 ↳ Detail why you are requesting the variance
 ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 ↳ Detail the existing variance
 ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14

Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atties need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4720

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEONVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 419 W HOOSIER COURT AVE
Date Inspected: 09/20/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

VARIANCE

09/14/2010 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on July 7, 2010 for the egress requirements. Project Name: HOOSIER COURT WINDOWS; Variance Number: 10-07-15.

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4720

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 419 W HOOSIER COURT AVE
Date Inspected: 09/20/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Crawlspace
Attic Access: Yes
Accessory Structure: None

VARIANCE

09/14/2010 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on July 7, 2010 for the egress requirements. Project Name: HOOSIER COURT WINDOWS; Variance Number: 10-07-15.

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

C 1/2 Bath:

Secure toilet to its mountings. PM-504.1

106

UPSTAIRS

Front Bedroom: See State Variance

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1996

Height: 21 inches

Width: 30 inches

Sill Height: 32 inches

Openable Area: 4.38 sq. ft.

Right & left Bedrooms:

No violations noted.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1996

Height: 24 inches

Width: 42 inches

Sill Height: 28.5 inches

Openable Area: 7.00 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

N/C Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 443 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY: _____

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
525 551
812-330-0528

Petitioner's Name: Xhooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Lks, Bloomington, IN

Owner's Name: Marguerite M. Magerant

Owner's Address & Phone Number: 175 B. Highpoint Dr. Romeoville, IL

Address of Property: 513 W. Gourley Lks - Xhooser Court Ave

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



- A. An extension of time to complete repairs. (Petition type: TV)
- ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested



- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting



- C. Relief from an administration decision. (Petition type: AA)
- ↳ Specify the decision being appealed and the relief you are seeking



- D. Rescind a variance. (Petition type: RV)
- ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

Petition Number: 11-TV-14

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atties need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

DEC 02 2010

Remaining Violations Report

4730

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 443 W HOOSIER COURT AVE
Date Inspected: 09/20/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

111

JK

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4730

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446



AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 443 W HOOSIER COURT AVE
Date Inspected: 09/20/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

-  Room dimensions are in the file or listed on the previous cycle inspection report.
-  Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

BASEMENT

Bedroom: Exit door for egress requirements.

Repair all smoke detectors in this unit to be interconnected. PM-704.1

MAIN LEVEL:

Kitchen:

Replace the defective fire extinguisher. PM-704.3

113

C All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

C Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model and be interconnected. PM-704.1

UPSTAIRS

Front Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1996
Height: 22.5 inches
Width: 42 inches
Sill Height: 32 inches
Openable Area: 6.56 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

~~MC~~ C Front Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

C Repair the stopper assembly to function as intended. PM-504.1

Rear Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1996
Height: 22.5 inches
Width: 42 inches
Sill Height: 32 inches
Openable Area: 6.56 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

C Rear Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

MC Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 453 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY: _____

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
531 549
812-330-0528

Petitioner's Name: Hooser, Court

Petitioner's Address & Phone Number: 513 W. Gourley Lks, Bloomington, IN

Owner's Name: Marquette Management Co.

Owner's Address & Phone Number: 175 E. Highpoint Dr. Romeoville, IL

Address of Property: 513 W. Gourley Lks - Hooser Court Ave.

Occupant(s) Name(s): Multiple occupants

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 - ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 - ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 - ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Attics need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4735

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 453 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

119

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4735

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 453 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

NOTE:

- ☞ Room dimensions are in the file or listed on the previous cycle inspection report.
- ☞ Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

Front & Rear Bedrooms:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004
Height: 28.5 inches
Width: 42.5 inches
Sill Height: 28.5 inches
Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

121

N/C
Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

C EXTERIOR:

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. PM-302.4.1

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 517 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
531 551
812-330-0528

BY: _____

Petitioner's Name: Xhooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Lake, Bloomington, IN

Owner's Name: Marquette Mergenthaler

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL

Address of Property: 513 W. Gourley Lake - Xhooser Court Ave

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 - ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 - ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 - ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atticus need joints caulked, and a variance

on window. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4803

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 517 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 4
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

126

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Laundry Room:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, east wall, pet damage. PM-304.3

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4803

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 517 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 4
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

Service the expired fire extinguisher. PM-704.3

128

C
C
Repair the garbage disposal to function as intended, stuck. PM-504.1

Repair/replace the loose sink faucet. PM-504.1

N/C
Laundry Room:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, east wall, pet damage. PM-304.3

C
Basement Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Front & Rear Bedrooms:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 28.5 inches

Width: 42.5 inches

Sill Height: 20 inches

Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

N/C
Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 522 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 2w
525 548 property
551
812-330-0528

BY:

Petitioner's Name: Xhoosier Court

Petitioner's Address & Phone Number: 513 W. Gourley Pk, Bloomington, IN
47404

Owner's Name: Marguerite Management Co.

Owner's Address & Phone Number: 175 E. Highpoint Dr. Romeoville, IL
60446

Address of Property: 513 W. Gourley Pk - Xhoosier Court Ave.

Occupant(s) Name(s): Multiple occupants

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 ↳ Specify the items that need the extension of time to complete
 ↳ Explain why the extension is needed
 ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 ↳ Specify the code reference number you are appealing
 ↳ Detail why you are requesting the variance
 ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 ↳ Detail the existing variance
 ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atticus need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

5381

OWNERS

**MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446**

AGENT

**RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404**

**Prop. Location: 522 W HOOSIER COURT AVE
Date Inspected: 09/20/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2**

**Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None**

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

133

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



City of Bloomington
Housing and Neighborhood Development

Cycle Report

5381

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 522 W HOOSIER COURT AVE
Date Inspected: 09/20/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- ☞ Room dimensions are in the file or listed on the previous cycle inspection report.
- ☞ Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

BASEMENT

Bedroom:

C This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

135

MAIN LEVEL

½ Bath:

C Repair or replace the peeling or curled linoleum. PM-304.4

Kitchen:

C Repair garbage disposal to function as intended, stuck. PM-504.1 & PM-605.1

C Properly repair the leaking sink faucet housing to function as intended. PM-504.1

UPSTAIRS

Front & Rear Bedrooms:

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1996

Height: 26 inches

Width: 34 inches

Sill Height: 18 inches

Openable Area: 6.14 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

N/C Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 524 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 prep
551
812-330-0528

BY: _____

Petitioner's Name: Xhoosier Court

Petitioner's Address & Phone Number: 513 W. Gourley Pk, Bloomington, IN
47404

Owner's Name: Marquette Management Co

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL
60446

Address of Property: 513 W. Gourley Pk - Xhoosier Court Ave

Occupant(s) Name(s): Multiple occupants

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
- ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
- ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
- ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Attics need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

5382

OWNERS

**MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446**

AGENT

**RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404**

**Prop. Location: 524 W HOOSIER COURT AVE
Date Inspected: 09/20/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2**

**Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None**

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

140

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



City of Bloomington
Housing and Neighborhood Development

Cycle Report

5382

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 524 W HOOSIER COURT AVE
Date Inspected: 09/20/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
 - 🏠 Only Units/Rooms with violations shall be listed on this report.
-

GENERAL STATEMENTS: Egress measurements for upstairs bedrooms are as follows:

Existing Egress Window Measurements: Dbl Hung pop pout: Const. Yr. - 1996
Height: 26 inches
Width: 34 inches
Sill Height: 18 inches
Openable Area: 6.14 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

BASEMENT BEDROOM – This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

INTERIOR:

MAIN LEVEL

Kitchen:

Repair garbage disposal to function as intended, stuck. PM-504.1 & PM-605.1

Front & Rear Bathrooms:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-14
Address: 525 W. Hoosier Court Ave.
Petitioner: Hoosier Court
Inspector: Norman Mosier
Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545 546 20
530 548 proper
525 551
812-330-0528

BY: _____

Petitioner's Name: Hoosier Court

Petitioner's Address & Phone Number: 513 W. Gouley Lake, Bloomington, IN
47404

Owner's Name: Marquette Management Co.

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL
60446

Address of Property: 513 W. Gouley Lake - Hoosier Court Ave.

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 ↳ Specify the items that need the extension of time to complete
 ↳ Explain why the extension is needed
 ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 ↳ Specify the code reference number you are appealing
 ↳ Detail why you are requesting the variance
 ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 ↳ Detail the existing variance
 ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Redelhoff

Name (print): Kent Redelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Attics need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

DEC 02 2010

Remaining Violations Report

4806

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 525 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 4
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4806

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 525 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 4
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

Service the expired fire extinguisher, PM-704.3

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

149

UPSTAIRS

Front Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004
Height: 28.5 inches
Width: 42.5 inches
Sill Height: 20 inches
Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Rear Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004
Height: 28.5 inches
Width: 42.5 inches
Sill Height: 20 inches
Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Rear Bathroom:

Properly repair the sink drain to function as intended, clogged. PM-504.1

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-14
Address: 530 W. Hoosier Court Ave.
Petitioner: Hoosier Court
Inspector: Norman Mosier
Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
531 551
812-330-0528

BY: _____

Petitioner's Name: Hosier Court

Petitioner's Address & Phone Number: 513 W. Gourley Pike, Bloomington, IN
47404

Owner's Name: Marguerite Mangenot

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL
60446

Address of Property: 513 W. Gourley Pike - Hosier Court Ave

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14

Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Attics need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4844

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 530 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

154

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4844

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 530 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Entryway:

Properly install a weather strip on the entrance door to exclude rain as completely as possible, and to substantially exclude air infiltration. PM-303.13

Kitchen:

Service the expired fire extinguisher. PM-704.3
Repair the sliding glass door to open easily. PM-303.15

156

- C Deck:
Drive the nails into the floor that are sticking up. PM-303.10
- C
Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

BASEMENT

Bedroom:

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

- C Closet:
Repair/replace the damaged door, holes. PM-304.6
- C Storage Closet:
Replace the missing protective cover for the light fixture. PM-605.1

UPSTAIRS

Front Bedroom:

- C
Repair/replace the damaged door, holes. PM-304.6

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches

Width: 32 inches

Sill Height: 18 inches

Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Left & Right Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

N/C

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-14
Address: 531 W. Hoosier Court Ave.
Petitioner: Hoosier Court
Inspector: Norman Mosier
Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 548 20
525 551 proper
812-330-0528

BY:

Petitioner's Name: Hooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Pk, Bloomington, IN
47404

Owner's Name: Marquette Management Co

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL
60446

Address of Property: 513 W. Gourley Pk - Hooser Court Ave

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
- ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
- ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
- ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Redelhoff

Name (print): Kent Redelhoff

11-TV-14

Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Attics need joints caulked, and a variance

on windows. Approx ~ 3 months March 31, 2011.

Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4809

OWNERS

**MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEONVILLE, IL 60446**

AGENT

**RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404**

**Prop. Location: 531 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2**

**Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 4
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None**

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

162

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4809

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 531 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 4
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

NOTE:

- ☞ Room dimensions are in the file or listed on the previous cycle inspection report.
- ☞ Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

Service the expired fire extinguisher. PM-704.3

Basement

Bedroom:

C This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Front & Rear bedrooms:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 28.5 inches

Width: 42.5 inches

Sill Height: 20 inches

Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

N/C Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

C Trim all tree branches away from the siding and roofline to maintain a 3' clearance. PM-302.4.1

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 534 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
551
812-330-0528

BY: _____

Petitioner's Name: Xhooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Pk, Bloomington, IN 47404

Owner's Name: Marguerite Mangenot

Owner's Address & Phone Number: 125 S. Highpoint Dr. Romeoville, IL 60446

Address of Property: 513 W. Gourley Pk - Xhooser Court Ave

Occupant(s) Name(s): Multiple occupants

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 ↳ Specify the items that need the extension of time to complete
 ↳ Explain why the extension is needed
 ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 ↳ Specify the code reference number you are appealing
 ↳ Detail why you are requesting the variance
 ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 ↳ Detail the existing variance
 ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atties need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4846

OWNERS

**MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEONVILLE, IL 60446**

AGENT

**RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404**

**Prop. Location: 534 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2**

**Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None**

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

169

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.



City of Bloomington
Housing and Neighborhood Development
Cycle Report

4846

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEONVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 534 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

C Service the expired fire extinguisher. PM-704.3

UPSTAIRS

Front Bedroom:

C Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches

Width: 32 inches

Sill Height: 18 inches

Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

171

R & L Bedrooms:

No violations noted.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

N/C Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.

EXTERIOR:

BLDG 6

C Trim all tree branches away from the siding and roofline to maintain a 3' clearance. PM-302.4.1

C Repair the brick facade on the NW corner of structure. PM-303.6

C Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

C Replace the missing or damaged dryer vent covers. PM-303.1 & PM-603.1

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-14
Address: 538 W. Hoosier Court Ave.
Petitioner: Hoosier Court
Inspector: Norman Mosier
Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.

BM



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 property
551
812-330-0528

BY:

Petitioner's Name: Hooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Pk, Bloomington, IN

Owner's Name: Marquette Management Co

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL

Address of Property: 513 W. Gourley Pk - Hooser Court Ave

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 - ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 - ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 - ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request)



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atticus need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4848

OWNERS

**MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446**

AGENT

**RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404**

Prop. Location: 538 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Front Bedroom:

Repair the broken window, bottom sash, south wall, left side. PM-303.13

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4848

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 538 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.
- 🏠 Repair all smoke detectors in this unit to be interconnected. PM-704.1

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

Deck:

Replace the melted siding on the wall of structure. PM-303.6

178

NOTE:

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. PM-303.1 & PM-701.2

C
Exceptions:

1. One & Two family dwellings
2. Where the buildings & decks are protected by an automatic sprinkler system

Charcoal grills may be stored in these locations. Gas grills may be stored in these locations without the propane tank (Propane tanks shall not be stored in the living space, garage or storage shed).

N/C **Front Bedroom:**

Repair the broken window, bottom sash, south wall, left side. PM-303.13

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches

Width: 32 inches

Sill Height: 18 inches

Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

R & L Bedrooms:

No violations noted.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

N/C **Attic:**

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-14
Address: 542 W. Hoosier Court Ave.
Petitioner: Hoosier Court
Inspector: Norman Mosier
Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY: _____

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
531 551
812-330-0528

Petitioner's Name: Hooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Lake, Bloomington, IN

Owner's Name: Marguerite Mangenot

Owner's Address & Phone Number: 125 E. Highpoint Dr. Romeoville, IL

Address of Property: 513 W. Gourley Lake - Hooser Court Ave

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14

Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atticus need joints caulked, and a variance

on window. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4850

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 542 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

NOV 22 2010

Remaining Violations Report

4850

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 542 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

186

INTERIOR:

Kitchen:

C Service the expired fire extinguisher. PM-704.3

Attic:

MC Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



City of Bloomington
Housing and Neighborhood Development

RENTAL PERMIT INFORMATION

SEP 14 2010

Marquette Management, Inc.
175 S. Highpoint Drive
Romeoville, IL 60446

Property Location: 542 W. Hoosier Court Avenue

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **NOV 14 2010** to schedule a reinspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

This report is issued in accordance with Section PM106.1 and PM106.2 of the Housing-Property Maintenance Code. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: Beverly Rahe

138



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4850

OWNERS

**MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446**

AGENT

**RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404**

**Prop. Location: 542 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2**

**Number of Units/Structures: 1 / 1
Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None**

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.**
- 🏠 Only Units/Rooms with violations shall be listed on this report.**

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

129

UPSTAIRS

Front Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches

Width: 32 inches

Sill Height: 18 inches

Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

R Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

L Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 546 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY: _____

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 private
525 551
812-330-0528

Petitioner's Name: Xhoosier Court

Petitioner's Address & Phone Number: 513 W. Gourley Lake, Bloomington, IN
47404

Owner's Name: Marquette Management Inc

Owner's Address & Phone Number: 175 S. Highpoint Dr. Romeoville, IL
60446

Address of Property: 513 W. Gourley Lake - Xhoosier Court Ave

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14

Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atties need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4853

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 546 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

194

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

4853

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 546 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

C All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

196

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

UPSTAIRS

Front Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches

Width: 32 inches

Sill Height: 18 inches

Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

R Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

L Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

N/C Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 548 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 proper
525 551
812-330-0528

BY: _____

Petitioner's Name: Hooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Lake, Bloomington, IN
47404

Owner's Name: Marquette Management Co.

Owner's Address & Phone Number: 175 N. Highpoint Dr. Remondale, IN
47446

Address of Property: 513 W. Gourley Lake - Hooser Court Ave.

Occupant(s) Name(s): Multiple occupants

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
- Specify the items that need the extension of time to complete
 - Explain why the extension is needed
 - Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- Specify the code reference number you are appealing
 - Detail why you are requesting the variance
 - Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
- Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
- Detail the existing variance
 - Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Reckelhoff

Name (print): Kent Reckelhoff

11-TV-14
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Attics need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____

Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4855

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 548 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

202

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4855

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 548 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE:

- ☞ Room dimensions are in the file or listed on the previous cycle inspection report.
- ☞ Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Properly repair, then clean and surface coat damaged or stained ceiling area. PM-304.3

Kitchen:

Service the expired fire extinguisher. PM-704.3

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

204

BASEMENT

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Bathroom:

Properly repair the sink drain to function as intended, clogged. PM-504.1

UPSTAIRS

Front Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches

Width: 32 inches

Sill Height: 18 inches

Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

R Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

L Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

N/C Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

C Trim all tree branches away from the siding and roofline to maintain a 3' clearance. PM-302.4.1

C Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 9 February 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-14

Address: 567 W. Hoosier Court Ave.

Petitioner: Hoosier Court

Inspector: Norman Mosier

Staff Report: 20 September 2010 – Conducted Cycle Inspection
23 November 2010 – Conducted Reinspection
17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: Petitioner's Letter, BHQA Appeal, Cycle Report, Remaining Violations Report.



RECEIVED
DEC 17 2010

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY: _____

419 531
453 534
443 538 554
517 542 555
522 543 567
524 545
530 546 20
525 548 proper
525 551
812-330-0528

Petitioner's Name: Hooser Court

Petitioner's Address & Phone Number: 513 W. Gourley Pk, Bloomington IN
47404

Owner's Name: Marquette Management Co.

Owner's Address & Phone Number: 175 E. Highpoint Dr. Remondick, IN
47446

Address of Property: 513 W. Gourley Pk - Hooser Court Ave.

Occupant(s) Name(s): Multiple occupants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
- Specify the items that need the extension of time to complete
 - Explain why the extension is needed
 - Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- Specify the code reference number you are appealing
 - Detail why you are requesting the variance
 - Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
- Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
- Detail the existing variance
 - Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kent Redelhoff

Name (print): Kent Redelhoff

11-TV-14

Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repairs.

Atties need joints caulked, and a variance

on windows. Approx - 3 months March 31, 2011.

Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

Remaining Violations Report

DEC 02 2010

4872

OWNERS

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 567 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

VARIANCE

09/14/2010 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on July 7, 2010 for the egress requirements. Project Name: HOOSIER COURT WINDOWS; Variance Number: 10-07-15.

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

210

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4872

OWNERS

=====

MARQUETTE MANAGEMENT, INC.
175 S. HIGHPOINT DRIVE
ROMEDEVILLE, IL 60446

AGENT

=====

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 567 W HOOSIER COURT AVE
Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

GENERAL STATEMENT:

Repair all smoke detectors in this unit to be interconnected. PM-704.1

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
- 🏠 Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

212

UPSTAIRS

Hallway:

Replace the defective smoke detector, not audible. PM-704.3

Front Bedroom: See State Variance in file.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. – 2004
Height: 22.5 inches
Width: 30.25 inches
Sill Height: 32 inches
Openable Area: 4.72 sq. ft.

L Bedroom: See State Variance in file.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. – 2004
Height: 21 inches
Width: 42 inches
Sill Height: 32 inches
Openable Area: 6.12 sq. ft.

R Bedroom: See State Variance in file.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. – 2004
Height: 21 inches
Width: 42 inches
Sill Height: 32 inches
Openable Area: 6.12 sq. ft.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

Replace the missing stone cap for the brick wall. PM-303.6

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 9, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-15

Address: 582 E. Graham Pl.

Petitioner: Muhammad Rana

Inspector: Robert Hoole

Staff Report: October 14, 2010 Cycle inspection report mailed
December 20, 2010 Appeal filed

The petitioner is requesting a 3 month extension of time to complete repairs due to inclement weather. However, only two of the repairs are exterior and recent weather conditions would not have prevented their completion. Additionally, the egress windows do not meet the code requirements in place at the time of construction.

Staff recommendation: Grant the extension of time to secure a variance from the State of Indiana. No extension of time is granted for other items.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 9, 2011 – Window variance deadline
February 16, 2011 – All other items

Attachments: Cycle inspection report, appeal form



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
DEC 20 2010

BY: _____

Petitioner's Name:

Muhammad Rana

Petitioner's Address & Phone Number:

651 Bayberryet Bloomington, IN 47401
812-360-4757

Owner's Name:

Muhammad Rana

Owner's Address & Phone Number:

same as above

Address of Property:

582 E Graham Place Bloomington, IN 47401

Occupant(s) Name(s):

VACANT

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature:

M Rana

Name (print):

MUHAMMAD RANA

Petition Number:

11-TV-15

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Need some repair due to weather
condition cannot get done
Need 3 months to get it done

Signature: _____ Date: _____



City of Bloomington
Housing and Neighborhood Development

Cycle Report

709

OWNERS

=====

RANA, MUHAMMAD
651 BAYBERRY CT
BLOOMINGTON, IN 47401

Prop. Location: 582 E GRAHAM PL
Date Inspected: 10/11/2010
Inspectors: Robert Hoole
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: No
Accessory Structure:

INTERIOR

Entry hallway

No violations noted.

½ bath

Secure the loose receptacle. PM-605.1

Kitchen (3 x 10)

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2nd floor hallway

Replace the hard-wired smoke detector with a new smoke detector of the same type. PM-704.1

217

Rear bedroom (9 ½ x 14)

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.	Existing area: 4.95 sq. ft.
Clear width required: 18"	Existing width: 31"
Clear height required: 24"	Existing height: 23"
Maximum sill height: 44" above finished floor	Existing sill: 30"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the **Department of Homeland Security** on the **Fire Prevention and Building Safety Commission's** web site at www.in.gov/dhs/2375.htm. Scroll down to **Downloadable Forms and Documents** and click on **Variance Application and Instructions**. If you need any further clarification, the Commission can be reached at 317.233.5341.

Middle bedroom (8 x 9 ½)

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.	Existing area: 4.95 sq. ft.
Clear width required: 18"	Existing width: 31"
Clear height required: 24"	Existing height: 23"
Maximum sill height: 44" above finished floor	Existing sill: 30"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the **Department of Homeland Security** on the **Fire Prevention and Building Safety Commission's** web site at www.in.gov/dhs/2375.htm. Scroll down to **Downloadable Forms and Documents** and click on **Variance Application and Instructions**. If you need any further clarification, the Commission can be reached at 317.233.5341.

Front bedroom (8 x 11 1/2)

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.	Existing area: 4.95 sq. ft.
Clear width required: 18"	Existing width: 31"
Clear height required: 24"	Existing height: 23"
Maximum sill height: 44" above finished floor	Existing sill: 30"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Living room (14 x 16)

No violations noted.

Basement hallway

Replace the hard-wired smoke detector with a new smoke detector of the same type. PM-704.1

Basement bath

There is no receptacle in this room. Install a GFCI-protected receptacle. PM-605.2

Basement utility room

Thoroughly clean and service the furnace. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. PM-603.1

Properly repair the broken condensate drain line. PM-603.1

Basement family room (19 x 13)

NOTE: This room is not approved for sleeping. Remove the bed from this room.

Correct the polarity of the electrical receptacle on the north wall. The hot and neutral conductors are reversed. PM-605.1

Replace the missing receptacle cover plate on the east wall. PM-605.1

EXTERIOR

Label the electrical disconnect to indicate which one serves this unit. PM-605.1

Properly ground the electrical service. PM-605.1

OTHER REQUIREMENTS

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 9, 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-18
Address: 920 S. Manor Rd.
Petitioner: J. Mark Moseman and Jill E. Crawford
Inspector: John Hewett
Staff Report: October 19, 2010 Cycle Inspection conducted.
December 22, 2010 Received Appeal.

At the time of the Cycle Inspection the basement bathroom was being renovated. The wall separating the bathroom from the rest of the basement had been removed and the shower was being rebuilt. The petitioner has requested additional time to complete the remodeling of this space.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 02/25/2011 (60 days from Cycle Deadline)

Attachments: Cycle Inspection Report



**Application For Appeal
To The
Board of Housing Quality Appeals**
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

RECEIVED
DEC 22 2010

BY: _____

Property Address: 920 MANOR RD

Petitioner's Name: J.MARK MOSEMAN/JILL E CRAWFORD

Address: 1800 E 2ND ST

City: BLOOMINGTON

State: Indiana

Zip Code: 47401

Phone Number: (812) 331-7717

E-mail Address: jmoseman@indiana.edu

Owner's Name: jeffrey m moseman/jill e crawford

Address: 1800 e 2nd street

City: bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812-331-7717

E-mail Address: jmoseman@indiana.edu

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

11-TV-18

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Downstairs shower repair. 60 day extension requested. Requested due to plumbing difficulty that have required more time to repair.

And family illness

Signature (Required):

Amak Moseman

Name (Print): J. Mark Moseman

Date:

12/17/2010

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

9480

OWNERS

CRAWFORD, JILL E.
1800 E. 2ND STREET
BLOOMINGTON, IN 47401

Prop. Location: 920 S MANOR RD
Date Inspected: 10/19/2010
Inspectors: John Hewett
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 3
Foundation Type: Basement
Attic Access: N/A
Accessory Structure:

Interior

Living room

22-8 x 13-1

No violations noted.

Nook

11-1 x 7-10

No violations noted.

Kitchen

11-2 x 7-9

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Dining room

8-5 x 11-2

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. (west wall) PM-605.1

Hallway

Repair the broken closet door. PM-304.6

224

SW bedroom 11-3 x 13-1, SE bedroom 10-7 x 9-8

Existing Egress Window Measurements: double pop out

Height: 35 inches

Width: 32.5 inches

Sill Height: 43 inches

Openable Area: 7.89 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom

No violations noted.

Basement

NE room 14-7 x 12-9

NOTE: This room does NOT meet the minimum safety requirements for a sleeping room, and may not be used for sleeping purposes.

Main room/ Bedroom

11-7 x 28-9

No violations noted.

This room has a door to the exterior for emergency egress.

Laundry room

Repair the exterior door to open. PM-303.15

Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. PM-702.3

Mechanical room

No violations noted.

Bathroom

Complete the renovation of this room. This is to include but is not limited to:

1. Re-install and finish the wall and door. PM- 304.1
2. Install a working shower or remove the floor drain. PM-504.1
3. Install floor covering. PM-304.4

Exterior

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 9, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-19

Address: 3711 Parkview

Petitioner: Jeanne Walters Real Estate

Inspector: Robert Hoole

Staff Report: November 12, 2010 Cycle inspection report mailed
January 4, 2011 Reinspection conducted
January 5, 2011 Appeal filed

The petitioner is seeking an extension of time to complete repairs. A reinspection was conducted January 4, 2011. All life-safety items have been completed.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 15, 2011

Attachments: Remaining violations report, appeal form.



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 3711 W PARKVIEW DR.

Petitioner's Name: JEANNE WALTERS REAL ESTATE

Address: 107 E. 10th STREET

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812.331.8951 E-mail Address: thwa@jeannewalters.com

Owner's Name: Edwin E Pauline Caldwell

Address: 4404 WALPOLE LANE

City: Bloomington State: IN Zip Code: 47408

Phone Number: 332.0447 E-mail Address: Elcaldwell@hotmail.com

pwcaldwell@Alumni.indiana.edu

Occupants: tenant N/A G. Nathan Cannon & McCabe Wagner

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: inspection extension

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

11-TV-19

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

A.

The owners of the property are opting to replace siding, windows and garage door, instead of repairing.

- The replacement process has begun, but several items are 'special order', and will take a while to complete.

- Jeanne Walters Real Estate is the property management company for 3711 Parkview.

- We would like an extension of time to complete the repairs; we should be able to complete all work (HAND EXTERIOR) by March 15, 2011.

- As per Inspector Robert Hoyle, we had an inspection today (1/4/11) to verify completion of safety/security items. The house passed for those items.

Signature (Required):

Thia Bennett

for Jeanne Walters Real Estate

Name (Print):

Thia Bennett

Date:

1/4/11

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.





City of Bloomington
Housing and Neighborhood Development

Remaining Violations Report
Reinspected 1/4/2011

1618

OWNERS

=====

CALDWELL, EDWIN
4404 WALPOLE LANE
BLOOMINGTON, IN 47401

AGENT

=====

WALTERS, JEANNE M.
107 E. 6TH ST.
BLOOMINGTON IN 47408

Prop. Location: 3711 W PARKVIEW DR
Date Inspected: 11/01/2010
Inspectors: Robert Hoole
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 3
Foundation Type: Basement
Attic Access: No
Accessory Structure:

VARIANCE

=====

NOTE: Basement is not approved as habitable space or for sleeping purposes.

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

229

INTERIOR

Kitchen (13 x 7)

Repair the exterior door including its window to be weather tight and repair the door window to open as intended. PM-303.15, PM-303.13.2

Repair the screen door to latch as intended. PM-303.15

Bath

Repair the wall surface adjacent to the window. PM-304.3

Replace the deteriorated caulk in the tub. PM-304.3

Northwest bedroom (10 x 8)

Existing Egress Window Measurements:

Height: 22 inches
Width: 31 inches
Sill Height: 29 inches
Openable Area: 4.73 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Repair the window to remain fully open using hardware that is part of the window. PM-303.13.2

Repair the wall surface adjacent to the window and repair the deteriorated sill. PM-304.3

Attached garage

Repair the garage vehicle door to function as intended and to lock securely. PM-303.15

EXTERIOR

From May 15th to October 15th of each year, every door opening directly from any rental unit to the outdoors, and every window or other outside opening used for ventilation purposes shall be supplied with approved screening. PM-303.14

Clean debris from the roof, gutters and downspouts. PM-303.7

Repair the broken back porch guardrail. PM-303.12

Properly repair the holes in the siding on the front of the house. PM-303.6

Replace the rotted trim board at the northeast corner. PM-303.6

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2

NOTE: This item has a compliance deadline of 11/1/2011.

Replace the missing globe on the front porch light. PM-605.1

OTHER REQUIREMENTS

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 9, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-16

Address: 1429 S. Washington

Petitioner: Michael O'Connor

Inspector: Robert Hoole / John Hewett

Staff Report: October 15, 2010 Complaint inspection in Apt. 2
 October 29, 2010 Off-cycle inspection of entire property
 January 7, 2011 Appeal filed

On October 15, 2010 a complaint inspection was conducted in apartment 2. During the complaint inspection the building was found to be in such a deteriorated state that a complete off-cycle inspection was warranted. That inspection was performed October 29. Serious structural deficiencies were noted, as well as deteriorated and leaking waste drain lines and water supply lines, electrical and fire hazards, mold growth, and many other issues. The petitioner is seeking an extension of time to complete repairs. Due to the scope of the work required staff supports granting an extension of time on certain items.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadlines stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Exterior work including roof repairs but not including installation of an approved handrail on the front steps or replacement of the broken receptacle cover adjacent to the front steps: May 9, 2011
No extension is granted for other items

Attachments: Complaint inspection report, off-cycle inspection report, appeal form,
photographs



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
JAN 07 2011

BY:

Petitioner's Name: MICHAEL ROCONNOR

812 339-0656
or
cell 272-7095

Petitioner's Address & Phone Number: 106 E HILLSIDE DR BLOOMINGTON IN 47401

Owner's Name: MICHAEL ROCONNOR

Owner's Address & Phone Number: 106 E HILLSIDE DR BLOOMINGTON IN 47401

812-339-0656

Address of Property: 1429 S WASHINGTON ST BLOOMINGTON IN

cell 272-7095

47401

Occupant(s) Name(s): 7 UNITS

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

Specify the items that need the extension of time to complete

Explain why the extension is needed SNOW

Specify the time requested 3 weeks, spring of year



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

Specify the code reference number you are appealing

Detail why you are requesting the variance

Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

Detail the existing variance

Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Mike Roconnor

Name (print): MIKE ROCONNOR

Petition Number: 11-TV-21

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

X1 ROOF REPAIRS NEED TO BE DONE IN WARM WEATHER
PRING of these year after APRIL 2011 Length of time
WEEKS. Have to REPAIR RAFTERS & DECKING &
HINGLES EXTER & INTER BARCKING
1 EXTERIOR PAINTING & MAINTANANCE EXTERIOR
F BUILDING ONE mo MAY 2011
2 Basment of FLOORING STUD
1) REPAIR FLOORING IN APT(2)
CURRENTLY OCC FULL TIME
REPAIRS IN BATHROOM & KITCHEN
AREA.

Signature: W.D. O'Connor

Date: JAN 7-2011



City of Bloomington Housing and Neighborhood Development

Complaint Inspection Report

2336

OWNERS

=====

O'CONNER, MICHAEL
106 E. HILLSIDE ST.
BLOOMINGTON, IN 47401

Prop. Location: 1429 S WASHINGTON ST
Date Inspected: 10/15/2010
Inspectors: Robert Hoole
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Number of Units/Structures: 7 / 1
Number of Bedrooms: 1 br each unit
Max # of Occupants: 2 each unit
Foundation Type: Basement
Attic Access: N/A
Accessory Structure:

The following items are the result of a complaint inspection conducted on 10/15/2010. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

Apt. 2

Replace the deteriorated front entry door. PM-303.15

Properly repair the hole in the living room wall that was cut to access bathtub plumbing. PM-304.3

Repair the toilet to flush as intended and make it level. PM-504.1

Repair the floor to be free of holes and install an appropriate floor covering. PM-304.4, PM-102.8

236



City of Bloomington Housing and Neighborhood Development

Off-Cycle Report

2336

OWNERS

=====

O'CONNER, MICHAEL
106 E. HILLSIDE ST.
BLOOMINGTON, IN 47401

Prop. Location: 1429 S WASHINGTON ST
Date Inspected: 10/29/2010
Inspectors: Robert Hoole
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Number of Units/Structures: 7 / 1
Number of Bedrooms: 5-1 br./2-eff.
Max # of Occupants: 2 each unit
Foundation Type: Basement
Attic Access: Yes
Accessory Structure:

INTERIOR

General Statement: Eliminate the roach infestation throughout the building. PM-306.4

Apt. 2

Properly repair all stained and otherwise deteriorated ceilings in this unit. PM-304.3

Living room (10 ½ x 10)

Replace the deteriorated front door. PM-303.13

Repair the windows on the west wall to be weather tight. PM-303.13

Bedroom (10 x 11)

Remove the screws attaching the air conditioner to the egress window. PM-303.13.2

NOTE: The egress window will be measured at reinspection.

Properly secure loose electrical receptacles and cover plates. PM-605.1

Properly repair the walls to eliminate holes. PM-304.3

237

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

Kitchen (8 x 5)

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly repair the floor to be structurally sound and to eliminate soft areas. PM-304.2

Repair the oven to function as intended. PM-603.1

Replace the broken broiler handle. PM-603.1

Secure the loose sink faucet and replace the deteriorated board that it is mounted to. The faucet shall be mounted to a surface designed to withstand expected moisture. PM-102.8, PM-504.1

Replace the missing cabinetry elements. PM-304.3, PM-102.8

Bath

Properly repair the floor to be structurally sound and to eliminate soft areas. PM-304.2

Properly secure the loose toilet. PM-504.1

Replace the deteriorated caulk in the tub. PM-304.3

Apt. 1

Properly repair all stained and otherwise deteriorated ceilings in this unit. PM-304.3

Living room (10 ½ x 10 ½)

Repair the entry door to lock and latch as intended and to be weather tight. PM-303.13, PM-303.15

Repair the windows to be weather tight. PM-303.13

Bedroom (10 ½ x 11)

Remove the screws attaching the air conditioner to the egress window. PM-303.13.2

NOTE: The egress window will be measured at reinspection.

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

Bath

Replace the missing switch cover plate. PM-605.1

Eliminate the leak from the sink faucet handle. PM-504.1

Replace the deteriorated entry door. PM-304.6

Kitchen (10 x 3)

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the stove so that all burners ignite and function as intended. PM-603.1

Replace the missing drawer front panels. PM-304.3

South entry hallway

Properly repair the deteriorated ceiling and wall surfaces. PM-304.3

Provide a complete directory of all service panels and circuits. PM-605.1

There is a sign taped to the service panel indicating that breaker 14 should not be turned on. Provide documentation from a licensed electrician that this defect has been corrected. PM-605.1

Extension cords shall not be used as permanent wiring. Remove the extension cord that passes through the wall adjacent to the exterior door. PM-605.1

Replace all broken stair treads. PM-304.4

Install unit number signage at the entrance to Apt. 5. PM-102.8

Apt. 7

Kitchen (8 x 9)

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Provide operating power to smoke detector. PM-704.1

Bath

Repair the windows to remain fully open using hardware that is part of the window. PM-303.13.2

Repair the toilet to eliminate unnecessary water use. PM-504.1

Main room (13 x 12)

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

Repair the light fixture to function as intended. PM-605.1

NOTE: The egress window will be measured at reinspection.

Common hall bath

Properly repair all deteriorated wall surfaces. PM-304.3

Replace the glazing compound on the window. PM-303.13

Apt. 5 (vacant)

Kitchen (9 x 20)

Repair the stove so that all burners function as intended. PM-603.1

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Replace the broken window pane. PM-303.13.1

Remove the tape from the sink drain and repair using approved methods and materials. PM-504.1

Properly secure the loose door knob. PM-303.15

Provide operating power to smoke detector. PM-704.1

Replace the deteriorated countertop. PM-304.3

Main room (10 x 12 ½)

Properly repair the deteriorated ceiling. PM-304.3

Existing Egress Window Measurements:

Height: 22 inches
Width: 27 inches
Sill Height: 23 inches
Openable Area: 4.12 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Repair the west windows to be weather tight. PM-303.13

Lamp cord shall not be used as permanent wiring. Install the light fixture using wire designed for permanent installation. PM-605.1

Replace the closet door. PM-304.3

Apt. 4

Kitchen (9 x 8)

Repair the entry door to lock and latch as intended. PM-303.15

Properly repair the deteriorated ceiling. PM-304.3

Replace the broken receptacle behind the stove. PM-605.1

Properly repair the deteriorated wall surface adjacent to the stove. PM-304.3

Replace the deteriorated stove. PM-603.1

Properly seal the perimeter of the sink where it meets the countertop. PM-504.1, PM-102.8

Properly repair the plumbing under the sink using approved methods and materials. PM-504.1, PM-102.5

Bath

Properly repair the deteriorated ceiling. PM-304.3

Replace the missing trim ring on the recessed light fixture. PM-304.3, PM-102.8

Repair the window to be weather tight and to remain fully open using hardware that is part of the window. PM-303.13.2, PM-303.13

Bedroom (13 x 16)

Existing Egress Window Measurements:

Height: 24 inches
Width: 27 inches
Sill Height: 22 inches
Openable Area: 4.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Secure the loose light switch on the east wall. PM-605.1

Correct the wiring of the receptacle on the east wall so that it is not controlled by the dimmer incorporated into the light switch. Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. PM-605.1

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

Repair the south window to be weather tight and properly repair / replace the rotted frame. PM-303.13.2

Repair the south window on the west wall to open fully and to remain fully open using hardware that is part of the window. PM-303.13.2

Attic

Properly replace all deteriorated and water damaged roof decking. PM-303.7

Properly replace all deteriorated and water damaged rafters. PM-303.7, PM-04.2

Enclose all electrical splices in approved securely mounted junction boxes with covers installed. PM-605.1

There is large electrical enclosure overflowing with wires. No cover is installed on the enclosure. Install a cover on the enclosure and provide documentation from a licensed electrician that this enclosure is not in violation of box fill electrical codes or other applicable codes. PM-605.1, PM-102.8, PM-104.3, PM-105.3

Eliminate the use of extension cords as permanent wiring. PM-605.1

Properly seal all openings into the attic from the exterior to prevent the entry of birds and rodents. PM-303.6

Apt. 3

Living room (12 ½ x 13)

Repair the screen door to fit properly and prevent the entry of insects. PM-303.15

Repair the south windows to be weather tight. PM-303.13

Hallway

Properly repair the deteriorated wall surface. PM-304.3

Bath

Properly secure the loose toilet. PM-504.1

Properly repair the deteriorated walls and ceiling. PM-304.3

Properly seal the perimeter of the floor covering and eliminate the tear near the tub. PM-102.8, PM-304.4

Repair the entry door to latch properly. PM-304.6

Bedroom (10 ½ x 9)

Existing Egress Window Measurements:

Height: 20 inches

Width: 27 inches

Sill Height: 37 inches

Openable Area: 3.75 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Dining room (13 x 9)

Repair the windows to be weather tight, to open and close as intended, to remain fully open using hardware that is part of the window, and to lock securely. PM-303.13, PM-03.13.2

Replace the missing trim above the south window. PM-304.3

Provide operating power to smoke detector. PM-704.1

Kitchen (13 x 7)

Replace the discharged fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair the windows to be weather tight, to open and close as intended, to remain fully open using hardware that is part of the window, and to lock securely. PM-303.13, PM-03.13.2

Repair the exterior door to latch as intended and to be weather tight. Replace the broken pane. PM-303.15, PM-303.13

Properly repair the deteriorated floor and threshold adjacent to the exterior door. PM-304.3, PM-304.2

Eliminate the drip from the kitchen faucet. PM-504.1

Replace the missing protective cover for the light fixture on the south wall. PM-605.1

Apt. 6

Kitchen

Replace the deteriorated floor covering. PM-304.3

Scrape and paint the ceiling. PM-304.3

Bath

No violations noted.

Bedroom (12 x 13)

Secure the receptacle on the east wall. PM-605.1

NOTE: The egress window will be measured at reinspection.

Basement

Eliminate the water leaks from the water supply plumbing. PM-504.1

Eliminate the leaks from the drain plumbing. PM-504.1

Remove all tape from plumbing lines and repair using approved methods and materials. PM-504.1, PM-102.5

Eliminate all mold growing on structural members and on all other surfaces. PM-102.8, PM-304.1

Install an approved cap on the open sewer cleanout where the sewer line exits the structure. PM-504.1

Eliminate all standing water and sewage in the basement, including the dugout crawlspace area. PM-304.1, PM-102.8

Replace the broken and leaking drain pipe adjacent to the water heater and the dugout crawlspace area. PM-504.1

Replace all rotted and termite-damaged structural members, including but not limited to subfloors, joists, band boards, plates, beams, and support posts. PM-304.2

Eliminate the accumulation of rubbish and flammable materials and rodent harborage in the basement. PM-304.1

Properly seal the opening where the water heater flue enters the chimney. PM-603.2

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

EXTERIOR

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2
NOTE: The compliance deadline for this item is 10/29/2011.

Properly repair all deteriorated soffits, gutters, and fascia. PM-303.6, PM-303.7

Properly repair the rotted areas at the south end of the back porch. PM-303.6

Properly repair the roof using approved methods and materials. PM-303.7

Replace the broken receptacle cover adjacent to the front steps. PM-605.1

Install an approved handrail on the south side of the front stairs. PM-303.12.1

OTHER REQUIREMENTS

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)













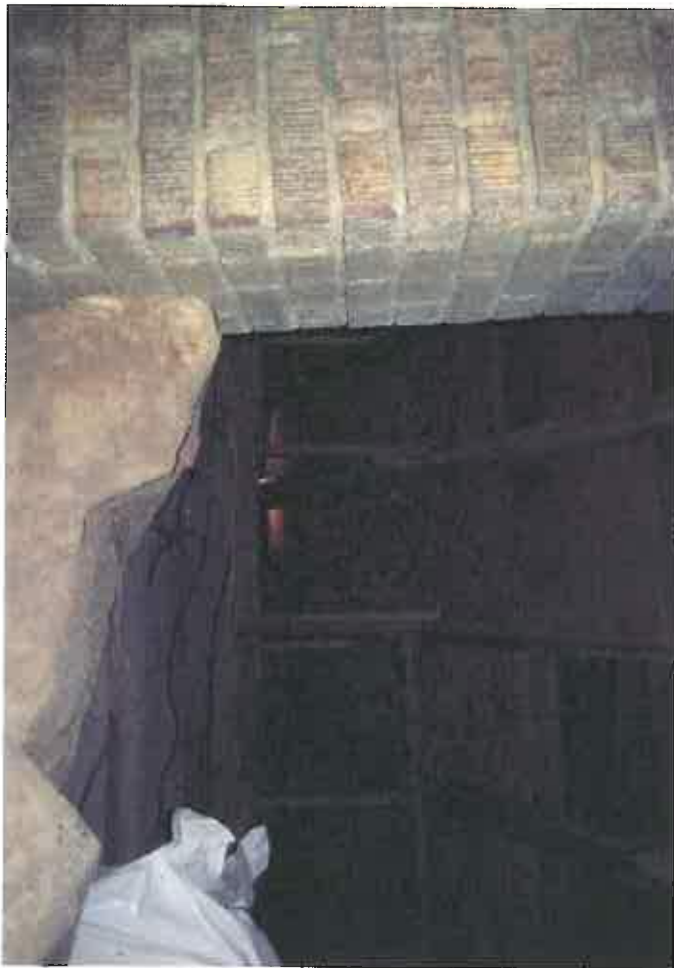










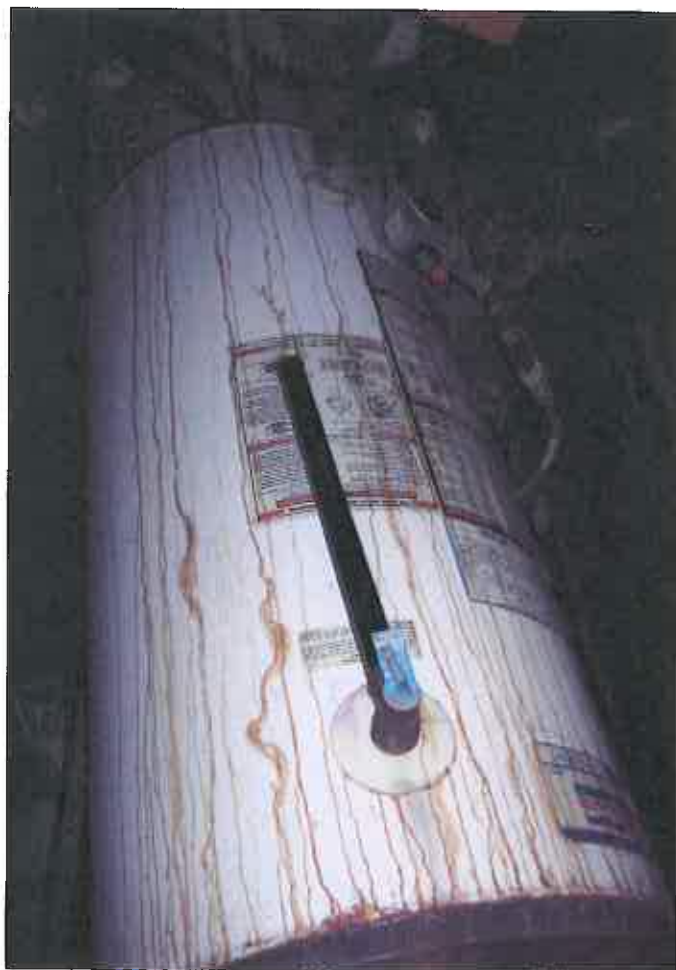










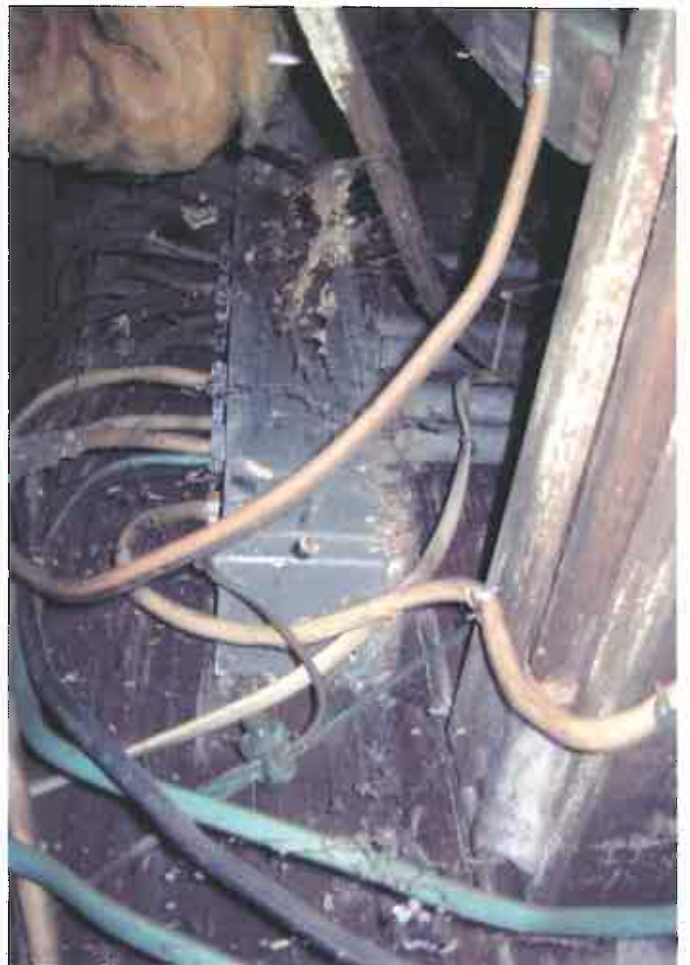




















City of Bloomington
H.A.N.D.

Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision

Meeting Date: February 09, 2011

Petition Type: Relief from an administrative decision

Petition Number: 10-AA-22

Address: 1200 N. Washington Street

Petitioner: Mark Webb

Inspector: Maria McCormick

Staff Report: December 2, 2010 completed Cycle Inspection

The Petitioner requests relief from the administrative requirement that he provide documentation to HAND from a professional HVAC contractor for service, inspection and CO testing of the property's furnace. Petitioner believes relief is warranted because the Property Maintenance Code does not specifically require said documentation.

PMC 104.2 (BMC 16.04.040(b)) states that "the code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; ... and to designate requirements applicable because of local climatic or other conditions." The code official is defined as the Director of HAND.

Previous directors promulgated the rule that all properties which contain a gas furnace must submit documentation from a professional HVAC contractor showing the furnace has been serviced, inspected and undergone CO testing. This rule has been in effect for at least the last 10 years. The purpose of this rule is to insure that the HVAC system is functioning as intended. The rule was clearly established to promote the public health, safety and general welfare of those individuals protected by the PMC, the administrative rule is valid and enforceable.

The Petitioner is also requesting relief from moving his fire extinguisher out of its current location in a closet. The PMC states "A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3."

Staff recommendation: Deny the requests.

Conditions: All repairs and documentation must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: March 9, 2011

Attachments: Application for Appeal, Cycle Report, Photos



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

RECEIVED
JAN 28 2011

BY: _____

Property Address: 1200 North Washington Street, Bloomington, IN

Petitioner's Name: Mark Webb

Address: 2520 Roundhill Court

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 327-7114

E-mail Address: mlre4@aol.com

Owner's Name: Mark Webb

Address: 2520 Roundhill Court

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812-327-7114

E-mail Address: mlre4@aol.com

Occupants: Daughter & Niece

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: AA

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

11-AA-22

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Petition type: AA - I'm requesting relief and removal from the inspection report, the referenced violation of PM603.1 requiring documentation from a 'professional HVAC contractor for service, inspection and CO testing' on the following basis: 1). PM603.1 does not include any of the quoted text, definitions or requirements used as the basis for the noted violation. 2). No evidence or documentation was provided, produced or cited as a basis for any concern or cause. 3). No property records, HAND is required to maintain, exist documenting any past compliance requirements or violations of PM603.1- or any other code or ordinance violations. 4). The referenced violation and requirement for compliance is not defined or included anywhere in the Bloomington Municipal Code, Property Maintenance Code, Title 16 or Title 18. 5). With references including, but not limited to, the Indiana Fuel and Gas Code, International Mechanical Code, International Fire Code, National Fire Code, Uniform Building Code, State of Indiana Fire Prevention and Building Safety Commission and its predecessor agencies and the Monroe County Building Department, no such service and testing requirements exist, have been adopted or recognized as a requirement regarding this referenced violation. 6). The Office of the City of Bloomington Common Council have confirmed that no such text, language, requirement, code has been included, recognized or adopted as part of the Property Maintenance Code. I respectfully request that the Board or HAND produce the legally adopted and enforceable code for my understanding and compliance, provide an acceptable definition or "Professional HVAC Contractor" since the State, Monroe County or City of Bloomington recognize any "professional licensing requirements" or remove the violation from this inspection report of public record as unenforceable and unnecessary. I'm also requesting relief from noted violation of PM704.3. The fire extinguisher is located in exactly the same spot as the previous cycle inspection. The current location was approved and signed off as approved by HAND as compliant with reference to PM105.1 and without conflict of and in compliance with currently adopted and recognized fire code. I respectfully request all referenced violations be removed from this report of public

record and the maximum allowable occupancy permit be provided.

Signature (Required):

Mark Webb

Name (Print): Mark Webb

Date: 1/13/11

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
Housing and Neighborhood Development

RENTAL PERMIT INFORMATION

DEC 13 2010

Mark Webb
2520 Roundhill Ct.
Bloomington, IN 47401

Property Location: 1200 N. Washington Street

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **FEB 13 2011** to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

This report is issued in accordance with Section PM106.1 and PM106.2 of the Housing-Property Maintenance Code. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc:

276



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

7710

OWNERS

WEBB, MARK
2520 ROUNDHILL CT.
BLOOMINGTON, IN 47401

Prop. Location: 1200 N WASHINGTON ST
Date Inspected: 12/02/2010
Inspectors: Maria McCormick
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 3
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

INTERIOR:

Main Level –

Kitchen/Living Room 18-3 x 16-9:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. The fire extinguisher is currently mounted in the closet leading to the mechanical area behind a closed door. PM-704.3

Mechanical Room:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

PM-603.1

277

2nd Level –

SE Bedroom/Bathroom 9-3 x 10-8; SW Bedroom 10-5 x 12-1; NW Bedroom 10-5 x 12-2:

No violations noted.

Existing Egress Window Measurements:

Height: 26 ½ inches

Width: 32 ½ inches

Sill Height: 18 inches

Openable Area: 5.95 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

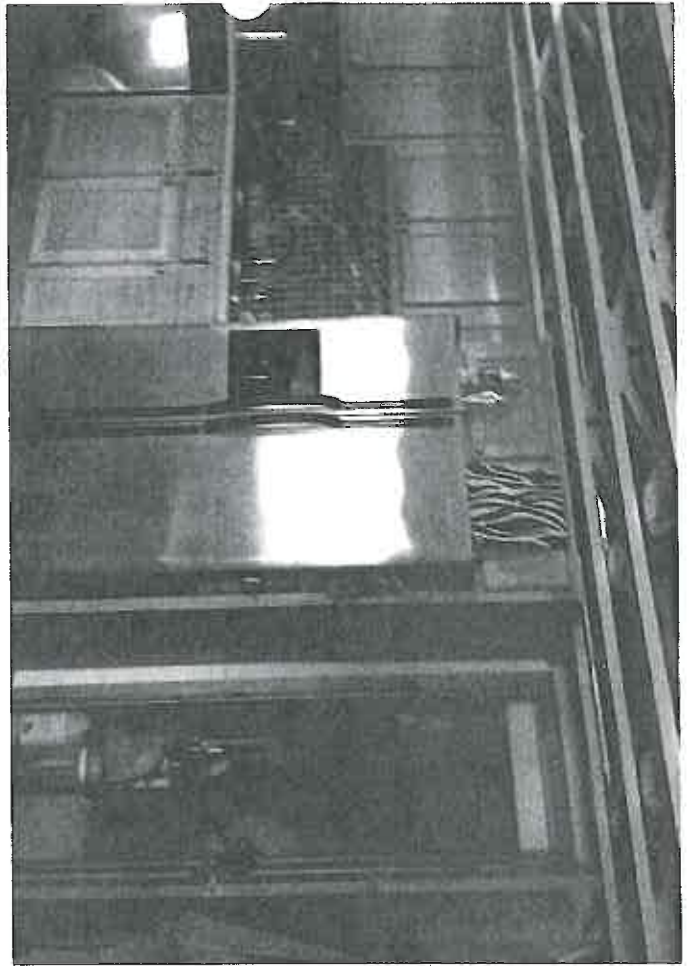
Laundry Closet; Hallway; Bathroom:

No violations noted.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



1200 N. Washington
Mark West



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 9, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-23

Address: 700-864 S. Clarizz

Petitioner: Abodes Inc.

Inspector: Robert Hoole

Staff Report: December 3, 2010 Cycle inspection report mailed
January 12, 2011 Appeal filed

During the cycle inspection it was noted that some egress windows did not meet the code requirements in place at the time of construction. The petitioner is seeking an extension of time to complete the process of requesting a variance from the State of Indiana to allow the windows to remain unchanged.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 9, 2011

Attachments: Appeal form, cycle inspection report



**Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420**

Petitioner's Name: Abodes, Inc - The Woods at Latimer

Petitioner's Address & Phone Number: 940 S. Clarizz Blvd #25 812-333-3333

Owner's Name: Abodes, Inc

Owner's Address & Phone Number: Same

Address of Property: 700-864 S. Clarizz Blvd

Occupant(s) Name(s): _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
- ↳ Specify the items that need the extension of time to complete
 - ↳ Explain why the extension is needed
 - ↳ Specify the time requested
- ☒ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- ↳ Specify the code reference number you are appealing
 - ↳ Detail why you are requesting the variance
 - ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
- ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
- ↳ Detail the existing variance
 - ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Heather Vanness

Name (print): Heather Vanness

11-TV-23

Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or location(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

BMC-16.02.040.(b)

Currently applying for an Egress Variance with
the Indiana Fire & Building Safety Commission
46 of our apartments do not meet the "openable area"
requirement. Clear width, height, and sill height all
meet requirements.

Nature:

Heather Van Ness

Date:

1/12/11



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

6355

OWNERS

=====

ABODES, INC.
940 S. CLARIZZ BOULEVARD #25
BLOOMINGTON, IN 47401

Prop. Location: 700 S CLARIZZ BLVD
Date Inspected: 11/22/2010
Inspectors: Robert Hoole
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Number of Units/Structures: 78 / 8
Number of Bedrooms: 1 each
Max # of Occupants: 2 each
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure:

NOTE: Room inventory and dimensions are on file. Only those areas containing violations are listed in this report.

Egress requirements at the time of construction (2000):

Height: 24 inches
Width: 20 inches
Sill Height: 44 inches max.
Openable Area: 5.7 sq. ft.

283

INTERIOR

The following applies to units 718, 708, 706, 704, 700, 710, 714, 740, 730, 726, 722, 732, 736, 762, 752, 744, 754, 758, 776, 766, 770, 774, 784, 780, 800, 792, 786, 794, 812, 802, 806, 810, 820, 816, 864, 854, 850, 846, 856, 860, 842, 832, 828, 824, 838, 834:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 2000:

Openable area required:	5.7 sq. ft.	Existing area:	4.59 sq. ft.
Clear width required:	20"	Existing width:	27"
Clear height required:	24"	Existing height:	24 ½ "
Maximum sill height:	44" above finished floor	Existing sill:	22"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

708

Repair the smoke detectors in this unit to be interconnected. PM-704.1

706

Bath

Repair the exhaust fan to eliminate excessive noise. PM-403.2

700

Repair the smoke detectors in this unit to be interconnected. PM-704.1

712

Living room

Replace the smoke detector back-up battery. PM-704.1

740

Bedroom

Replace the broken window pane. PM-303.13.1

730

Install a hard-wired smoke detector with battery back-up in the common area outside of the sleeping room. The smoke detector shall be interconnected with the smoke detector in the sleeping room. PM-704.1

726

Living room

Replace the missing smoke detector. PM-704.1

746

Living room

Replace the smoke detector back-up battery. PM-704.1

Bedroom

Replace the smoke detector back-up battery. PM-704.1

744

Living room

Replace the missing smoke detector. PM-704.1

Bedroom

Replace the missing smoke detector. PM-704.1

758

Bedroom

Repair / replace the smoke detector to function as intended. PM-704.1

760

Bedroom

Replace the smoke detector back-up battery. PM-704.1

Living room

Replace the smoke detector back-up battery. PM-704.1

766

Living room

Replace the missing smoke detector. PM-704.1

Bath

Properly repair the deteriorated subfloor adjacent to the tub. PM-304.2

Bedroom

Replace the missing smoke detector. PM-704.1

780

Bedroom

Repair / replace the smoke detector to function as intended. PM-704.1

800

Living room

Repair / replace the smoke detector to function as intended. PM-704.1

Bedroom

Replace the smoke detector back-up battery. PM-704.1

792

Kitchen

Repair / replace the GFCI receptacle left of the stove to function as intended. PM-605.2

802

Living room

Replace the missing smoke detector. PM-704.1

Bedroom

Replace the missing smoke detector. PM-704.1

864

Bedroom

Repair / replace the smoke detector to function as intended. PM-704.1

852

Bath

Eliminate the leak at the base of the toilet. PM-504.1

848

Repair the smoke detectors in this unit to be interconnected. PM-704.1

842

Kitchen

Repair the receptacle right of the stove to function as intended. PM-605.1

Living room

Repair / replace the smoke detector to function as intended and replace the back-up battery. PM-704.1

Study

NOTE: This room does NOT meet the minimum safety requirements for a sleeping room, and may not be used for sleeping purposes. Remove the bed from this room. BMC-16.02.040 (b).

Bedroom

Replace the missing smoke detector. PM-704.1

Repair the smoke detectors in this unit to function as intended and to be interconnected. PM-704.1

EXTERIOR

Repair the deteriorated guardrail on the rear deck of unit 712. PM-303.12

Repair the deteriorated guardrail on the rear deck of unit 800. PM-303.12

Repair the deteriorated guardrail adjacent to the front entrance of unit 798. PM-303.12

Replace the deteriorated front entry door of unit 846. PM-303.15

OTHER REQUIREMENTS

Show documentation that all fireplaces have been inspected within the last twelve months, or permanently and visibly seal the fireplaces to prevent use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied. BMC 16.12.050 (d)**

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

MEMO

To: Members of the City of Bloomington Board of Housing
and Quality Appeals
From: Patty Mulvihill, Assistant City Attorney
Date: February 9, 2011
Re: Consent Agenda

A consent agenda is a practice by which non-controversial, routine and simple Board action items are organized apart from the rest of the agenda and are passed with a single motion and vote. Because items on a consent agenda are not considered controversial, there is no need for discussion regarding each individual item within the consent agenda before taking a vote. Items may only be placed on the consent agenda if all members agree; if even one member of the Board believes a specific item needs discussion, said item shall be removed from the consent agenda and placed on the regular agenda for the Board to discuss at it would any other item on the regular agenda (no vote is required for removal of an item from the consent agenda).

Consent agendas are used to save time during meetings. A consent agenda also helps the members of the Board to focus on the substantive topics of the day. Through the "bundling" process of a consent agenda, those items which do not warrant meeting time can be voted on in one simple action instead of taking significant time to vote on each separate item.

The consent agenda will appear very near the beginning of the meeting; probably after roll call is conducted. By placing the consent agenda at the beginning of the meeting, any item removed from the consent agenda can be placed onto the overall agenda for discussion at a later point during the meeting.

In practice, a consent agenda works as follows. The HAND Director reads the contents of the consent agenda by title only, asks if any item should be removed from the consent agenda, and removes said item from the

consent agenda. Once all requested items are removed from the consent agenda, the HAND Director restates what is remaining in the consent agenda, states that if there is no objection the consent agenda is approved and the findings contained within the respective staff reports shall become the findings of the Board.

For example, here is how this would occur in a normal meeting.

1. Staff, with Board input, creates a consent agenda in advance of the meeting. Each item within the consent agenda will be individually numbered.
2. The consent agenda is included as a proposal within the monthly packet.
3. During the meeting, the HAND Director puts the consent agenda before the Board and asks, "Does anyone wish to remove any item from the consent agenda?"
4. Any member of the Board may remove any item from the consent agenda by simply stating, "I wish to remove item number ____ from the agenda."
5. If a member asked for the removal of an item, the HAND Director states the following, "Item Number ____ is removed from the consent agenda."
6. Once everything is removed from the consent agenda, the HAND Director asks, "Items 1 through ____ remain in the consent agenda and are before you. If there is no objection, those items will be approved and the findings contained within the respective staff reports shall become the findings of this Board."
7. The HAND Director should pause to ensure there is no objection and then state, "Seeing no objection, the items contained within the consent agenda are approved."

In order to begin utilizing a consent agenda a minor amendment to the Board's By-Laws is required. Article IV, Section F of the By-Laws sets the Order of Business for each meeting. This Section will need to be modified to include a place for a consent agenda. Attached to this Memorandum is a proposed By-Law Amendment for the Board's review and potential adoption. At least 4 members must approve any By-Law Amendment.

Proposed Amendment to the
City of Bloomington Board of Housing and Quality Appeals
Regarding Article IV, Section F (Order of Business)

It is proposed that the By-Laws of the City of Bloomington Board of Housing and Quality Appeals be amended regarding Article IV, Section F. Specifically, it is proposed that said Section be amended to read as follows:

Order of Business:

- I. Roll Call*
- II. Review of Summary*
- III. **Consent Agenda***
- IV. New Petitions*
- V. Old Business*
- VI. New Business*
- VII. Staff Reports*
- VIII. General Discussion*
- IX. Adjournment*

The purpose of this amendment is to allow the Board to utilize a consent agenda in order to save time and help members of the Board focus on the actual substantive topics of the day.

Passed on this _____ day of February, 2011, by the City of Bloomington's Board of Housing and Quality Appeals.

Chris Floyd, Chair
Board of Housing and Quality Appeals

Number of members present for vote: _____
Number of members who voted affirmatively: _____
Number of members who voted negatively: _____
Number of members who abstained: _____